



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Market Drayton

Grove Gardens
Market Drayton Shropshire



This bungalow is located in one of the more desirable parts of Market Drayton so if you are in search of a detached bungalow, within walking distance of the town centre, passing the canal walk on your way then this home will be at the top of your list. Offered with NO ONWARD CHAIN!

Internally, the accommodation comprises entrance hall with doors off to all principle rooms including spacious lounge/diner, fitted kitchen, three bedrooms and family bathroom. The master bedroom also has an En-suite shower room. Meanwhile, outside there is lots of parking and a lawned front garden with gate to the side into the rear garden. The enclosed private rear garden has a decking patio and mostly lawned garden.

- Three Bedroom Detached Bungalow
- Large Lounge/Diner and Breakfast Kitchen
- En-Suite Shower Room & Family Bathroom
- Fitted Breakfast Kitchen With Cooking Facilities
- Popular Location Close To The Town Centre
- No Onward Chain

You can reach us 9am to 9pm, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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hellomarketdrayton@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed front entrance door with fixed side panels to each side which lets in lots of natural light. An engineered wood floor covering which extends into the breakfast kitchen. Loft hatch leading to a partially boarded loft. Double door cupboards and radiator.

Lounge/Diner 13' 1" x 17' 8" (4.00m x 5.38m)

A spacious reception room with wall mounted log effect electric fire, radiator and double glazed French doors and additional double glazed window to the rear.

Breakfast Kitchen

Fitted with a range of base and wall units, work surfaces to two sides, inset one and a half bowl single drainer sink units and mixer tap and tiled splash backs., integrated four ring gas hob with cooker hood over and double oven. Double glazed French doors to the rear and double glazed window to the front.



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Bedroom One 9' 10" x 13' 1" (3.00m x 4.00m)

A double bedroom with radiator and double glazed window to the rear. Door off to the en-suite shower room.

En-Suite (Bedroom One) 2' 7" x 9' 4" (0.78m x 2.84m)

Fitted with a white suite comprising tiled shower cubicle with shower, vanity wash basin with mixer tap and low level WC. Part tiling to the walls, heated towel rail and double glazed window to the side.

Bedroom Two 10' 0" x 11' 1" (3.06m x 3.39m)

A further double bedroom with radiator and double glazed window to the side.

Bedroom Three 8' 5" x 11' 0" (2.57m x 3.35m)

Double door wardrobe, radiator and double glazed window to the front.

Bathroom 6' 1" x 7' 5" (1.85m x 2.25m)

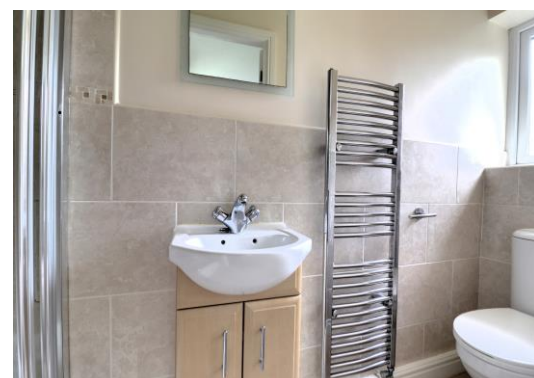
Fitted with a white suite comprising P shaped bath with curved shower screen and mains fed shower, pedestal wash basin and low level WC. Tiling around suite area, heated towel rail and double glazed window to the side.

Outside Front

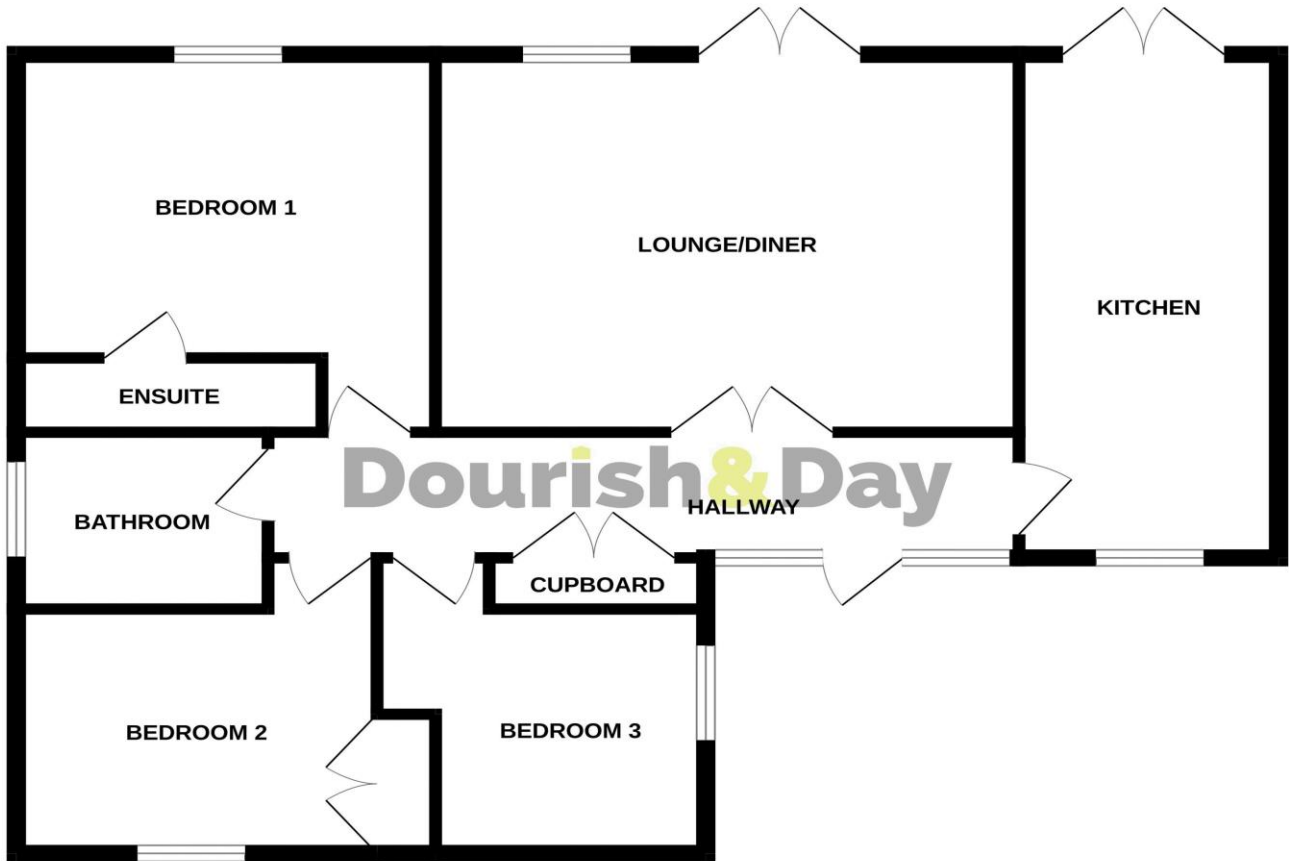
The home has a shrub garden adjacent to the roadside, lawned garden and long gravelled driveway providing plenty of off road parking.

Outside Rear

The rear garden has a good degree of privacy, mostly lawned and a decking area next to the home. There is a gate to one side and garden shed to the other.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating (82+)			
A	81-81		82
B	69-80		
C	55-68	57	
D	39-54		
E	21-38		
F	9-20		
G	1-8		
Not energy efficient - lowest rating (1-8)			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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