



£435,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Loggerheads Market Drayton

Mucklestone Wood Lane Loggerheads
Market Drayton Shropshire



If you go down to the woods today, you're sure of a big surprise..... Because we have a fantastic refurbished detached house on the highly regarded Mucklestone Wood Lane, facing open countryside to the front and is set on a generous sized plot.

The home comprises entrance hall, spacious through lounge/dining room with conservatory off, kitchen kitchen with integrated cooking facilities, recently installed utility, further utility which offers a variety of alternative uses and door to the double garage. The upstairs is even bigger thanks to the integral garage and offers four good sized bedrooms as well as refurbished en-suite to master bedroom and family bathroom. The rooms to the front enjoy open views over the large front garden which also has lots of parking and space to turn the cars. To the rear is a private, mostly lawned garden which can be accessed from either side of the home. This is a true family home with lots of space and a great setting so don't delay in booking your viewing.

- Spacious Four Bedroom Detached House
- Refurbished & Well Presented Throughout
- Through Lounge & Conservatory
- Contemporary Stylish En-Suite & Family Bathroom
- Modern Fitted Kitchen & Utility
- Double Garage, Lots Of Parking & Lawns

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

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

01630 658888

hellomarketdrayton@dourishandday.co.uk



Entrance Hallway

Approached through a composite front entrance door with fixed glass side panel. Stairs off to the first floor and radiator.

Lounge & Dining Area 27' 0" x 13' 7" (8.24m x 4.13m)

A open plan room which integrated speakers to the chimney breast and ceiling ready for your own sound system, wall mounted entertainment unit, two contemporary column radiators, double glazed window to the front and double glazed patio doors onto the conservatory.

Conservatory 7' 10" x 10' 6" (2.4m x 3.2m)

Having double glazed door and windows onto the rear garden and tiling to the floor.

Kitchen 10' 0" x 12' 11" (3.05m x 3.93m)

Fitted with a range of base and wall units, work surfaces to three sides, inset one and a half bowl stainless steel sink unit and mixer and tiled splash backs. Integrated four ring gas hob with cooker hood over and separate double oven. Space for dish washer, double glazed window to the rear and radiator.

Utility Room 10' 1" x 5' 7" (3.07m x 1.71m)

Recently installed including base unit and work surfaces to two sides with space below for a washer and dryer. Double glazed window to the rear.



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Second Utility Room 14' 4" x 9' 1" (4.36m x 2.76m)

Recently installed including base unit, work surfaces and sink with space for appliances. Double glazed window to the side and rear and half glass double glazed door to the rear garden and internal door to the garage.

Guest WC

Located off the hallway and fitted with a contemporary low level WC with concealed cistern and vanity wash basin with tiled splash backs. Wall mounted mirror fronted medicine cabinet and contemporary heated towel rail.

First Floor Landing

Having loft access, doors off to all bedrooms and family bathroom. Double glazed window to the front.

Bedroom One 14' 10" x 13' 8" (4.53m x 4.16m)

A spacious double bedroom which has built in double door wardrobes as well as two fitted modern wardrobes with integrated lighting. Double glazed window to the rear and radiator

En-suite (Bedroom One) 7' 7" x 5' 10" (2.31m x 1.78m)

A refurbished shower room fitted with a contemporary suite comprising dual flush low level WC, vanity wash basin with mixer tap and tiled splash back and double width tiled shower cubicle with glass screen and mains fed shower. Tiling to the floor, double glazed window to the rear and contemporary heated towel rail.

Bedroom Two 10' 6" x 13' 9" (3.21m x 4.18m)

A further spacious double bedroom which has fitted modern wardrobes with integrated lighting, double glazed window to the front and radiator.

Bedroom Three 10' 8" x 10' 9" (3.24m x 3.28m)

A further double bedroom with built in double door wardrobe, double glazed window to the rear and radiator.

Bedroom Four 8' 0" x 9' 10" (2.44m x 3.00m)

Double glazed window to the front and radiator.

Family Bathroom 7' 7" x 5' 10" (2.31m x 1.78m)

A refurbished shower room fitted with a contemporary suite comprising dual flush low level WC, vanity wash basin with mixer tap and tiled splash back, panel bath with mixer tap and tiled shower cubicle with mains fed shower. Tiling to the floor, double glazed window to the side and heated towel rail.

Double Garage 19' 5" x 16' 5" (5.92m x 5.00m)

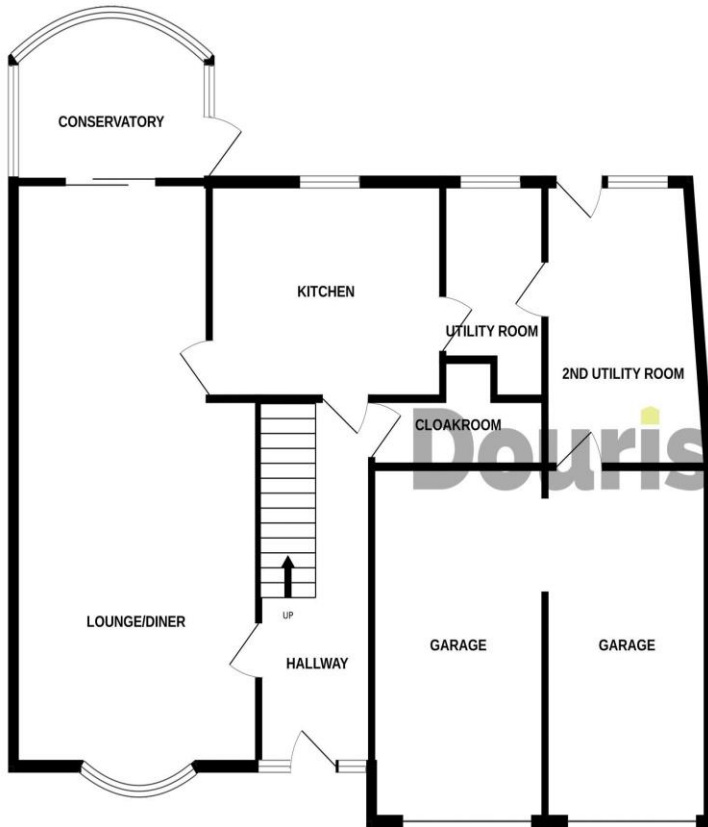
Having two up and over doors, partial divide to the garages, power and lighting.

Externally

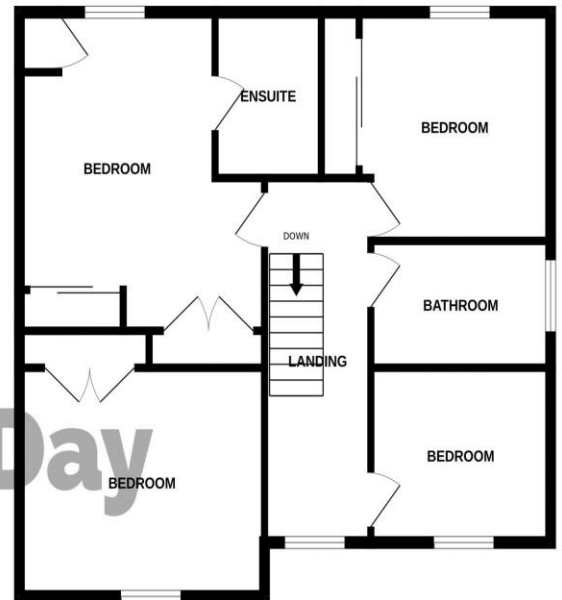
The home is set behind a good sized front garden and has an open aspect onto fields. The garden is lawned either side of the wide driveway which offers lots of parking and turning space. There is access to the rear garden from both sides which has a mostly lawned garden with a good degree of privacy, a patio adjacent to the home and established conifers to the boundary.



GROUND FLOOR

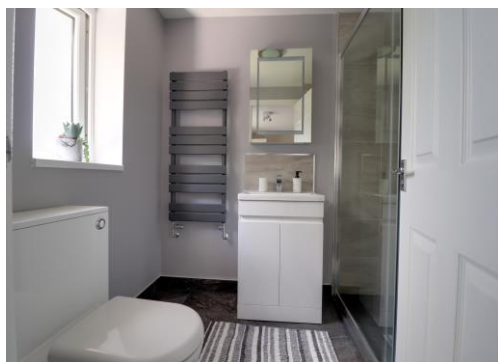


1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(15-40)	D		
(2-14)	E		
(1-10)	F		
(0-1)	G		
Not energy efficient - higher running costs			
			75
			60
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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