



£595,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: F

Ashley Heath Market Drayton

Birks Drive Ashley Heath
Market Drayton Shropshire



You could be forgiven for thinking you are relaxing in a ranch style villa in a wooden retreat in the USA once you arrive at this fantastic individually designed American themed home.

Surrounded by wooded gardens and located in a tranquil and highly desirable location of Ashley Heath, the home has mature garden, lots of parking and internally a perfect home for entertaining and enjoyment. The versatile accommodation comprises wide open reception hall, large lounge/diner, bar/entertaining room, family room, garden room and large extensively fitted kitchen. Upstairs there are four bedrooms, two en-suite and family bathroom. Just add a rocking chair on the veranda and your good to go.

- Individually Designed American Themed Home
- Set Within Private Wooden Gardens
- Four Reception Rooms & Large Fitted Kitchen
- Three/Four Bedrooms
- Two En-Suites & Family Bathroom
- Parking For Six Cars & Integral Garage

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Entrance Hallway

A front entrance door with double glazed oval panel opens into a large reception hallway with staircase to the galleried landing over. Under stair store cupboard and radiator.

Lounge & Dining Room 29' 11" x 15' 6" (9.11m x 4.72m)

A large full depth reception room which to the lounge area has a marble fire place with tiled hearth a recess. There is lots of natural light to the room thanks to the two double glazed windows to the front, double glazed window to the side and to the dining area, double glazed French doors to the side garden. The dining area is partially open plan to the kitchen.

Entertainment Room & Bar 17' 11" x 15' 11" (5.45m x 4.85m)

This is a great room for entertaining having a fitted bar and adjacent guest WC. If however the room is required for alternative uses the bar could also be easily be removed. Tiling to the floor, two double glazed windows to the front, double doors to the family room.



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Family Room 12' 8" x 16' 10" (3.85m x 5.12m)

Fire place with tiled hearth, double glazed window to the rear and radiator.

Garden Room 13' 7" x 8' 9" (4.14m x 2.66m)

Double glazed door onto the side garden and double glazed windows to the front and side.

Guest WC

Fitted with a period style suite comprising high level WC and vanity wash basin with mixer tap. Tiling to the walls and floor.

Kitchen 11' 2" x 25' 5" (3.4m x 7.75m)

A large and extensively fitted kitchen having a range of base and wall cupboards and work surfaces to all sides. Two stainless steel sinks, each with drainers and mixer taps. There are lots of spaces for appliances including American style fridge, range, fridge and freezer. Half glass double glazed door and two window to the rear.

First Floor Landing 13' 11" x 11' 8" (4.25m x 3.55m)

This large galleried landing overlooks the hallway below and extends to provide doors off to all bedrooms and family bathroom.

Bedroom One 15' 7" x 15' 6" (4.75m x 4.72m)

A large master bedroom with row of fitted six door wardrobes, feature double glazed windows to the side and radiator.

En-Suite Bathroom (Bedroom One) 8' 6" x 8' 4" (2.6m x 2.53m)

Fitted with a contemporary white suite comprising dual flush low level WC, his and hers pedestal wash basin with mixer taps and free standing slipper bath with hand held shower mixer tap. Tiling to the walls, inset ceiling spot lighting and chrome heated towel rail.

Bedroom Two 8' 0" x 12' 10" (2.44m x 3.92m)

Double glazed feature window to the side and radiator.

En-Suite Shower Room (Bedroom Two) 4' 7" x 7' 11" (1.4m x 2.42m)

Fitted with a contemporary white suite comprising dual flush low level WC, pedestal wash basin with mixer tap and panel bath. Part tiling to the walls and chrome heated towel rail.

Bedroom 3 7' 1" x 16' 5" (2.15m x 5.00m)

Double glazed window to the front and double glazed feature window to the side and radiator.





Bedroom 4/Dressing Room 5' 5" x 9' 3" (1.65m x 2.83m)

A versatile room currently used as a dressing room but has alternative uses such as work from home space, nursery or occasional bedroom. Double glazed window to the front and radiator.

Family Bathroom 6' 9" x 8' 3" (2.06m x 2.52m)

Fitted with a contemporary white suite comprising dual flush low level WC, pedestal wash basin with mixer taps panel bath with mixer tap. Part tiling to the walls, inset ceiling spot lighting and chrome heated towel rail.



Externally

The home has a very wide frontage with established rhododendrons offering a high degree of privacy. There is a stone covered driveway leading to the integral garage and further parking areas which can accommodate six cars on the drive. Throughout the property there are mature trees providing a wooded setting, some of which have tree preservation orders (TPO). Also to the front is a decking sun terrace. The gardens to the home are mostly to the two sides, both of which have



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mature trees and bushes for privacy, sun terrace and garden shed. Also to one side is a further fenced garden which could either be kept separate or easily be opened to extend the garden area further.

Integral Garage 16' 10" x 9' 0" (5.14m x 2.75m)

Having up and over door, power and lighting.



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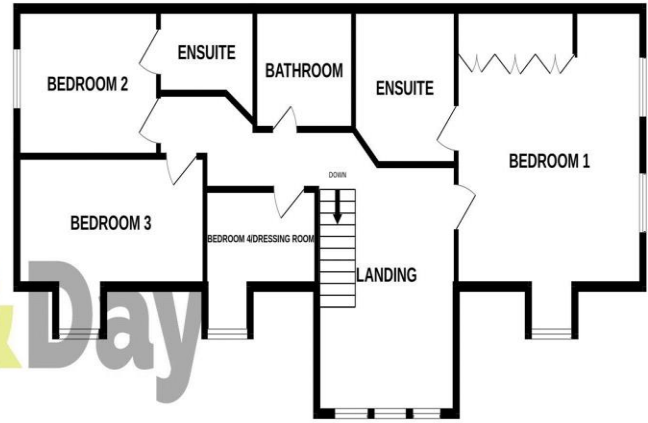
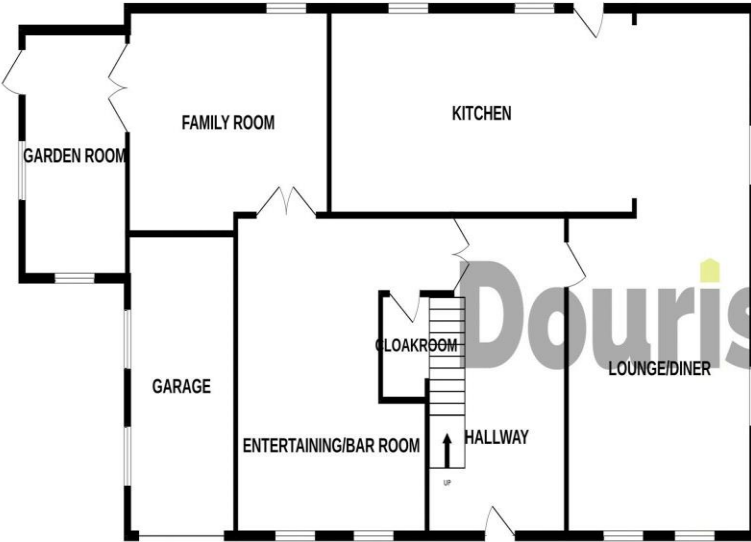
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
92+1	A		90
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Best energy efficient - higher running costs</small>		8.5	9.0
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	



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