



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: E

## Market Drayton

Adderley Road  
Market Drayton Shropshire



***If your search for your next home has taken you North, East and South then maybe you need to head straight for Westways as we have an impressive character home set in spacious established gardens just on the outskirts of the town centre, offering great road links.***

There is lots of space for parking within the large front garden as well as a double garage with remote door. Internally the home comprises entrance hall with polished wooden staircase, bay fronted lounge, dining room and a large 'P' shaped conservatory overlooking the rear garden with doors off to both reception rooms. The breakfast kitchen has built in cooking facilities, additional side entrance hall with guest WC and boiler store off. Upstairs there are three bedrooms with the master bedroom having an en-suite shower room plus a family bathroom and additional shower room, perfect for a family.

- Characterful & Impressive Detached House
- Two Reception Rooms Plus Large Sun Room & Guest WC
- Three Bedrooms With Master En-Suite
- Family Bathroom & Additional Separate Shower Room
- Large Gardens, Long Drive & Double Garage
- Convenient Location On The Outskirts Of Town

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



## Reception Hallway

Approached through a solid wooden main entrance door, wood floor, polished wood staircase leading to first floor with large under stairs storage cupboard below, dado rail, double glazed window to the front and radiator. Doors off to the breakfast kitchen, dining room and lounge.

## Lounge 18' 3" x 13' 5" (5.57m x 4.10m)

A spacious family room which has a log burner fireplace with feature tiled surround, three wall lights, coved ceiling, dado rail, double glazed bay window to the rear and two radiators. There are French doors to the conservatory.

## Conservatory 14' 9" x 18' 11" (4.50m x 5.76m)

A large 'P' shaped conservatory with double glazed windows set on dwarf brick walls and French doors to the rear patio garden. Two radiators and ceiling spotlights. Doors off lead into the dining room.



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](mailto:hellomarketdrayton@dourishandday.co.uk)

## **Dining Room** 12' 5" x 10' 11" (3.78m x 3.34m)

Having an open fireplace and surround, coved ceiling, dado rail, double glazed window to the front and radiator.

## **Breakfast Kitchen** 13' 5" x 13' 5" (4.09m x 4.08m)

Fitted with a range of wall, drawer and base units with wood effect work surfaces over to three sides including breakfast bar. Inset resin one and a half bowl sink and drainer with mixer tap, tiled splash backs, built in double oven, four ring halogen hob with extractor hood over and integrated dishwasher. Further space for washing machine and American style fridge freezer. Skirting plinth heater, contemporary tall radiator and double glazed windows to the front and side.

## **Side Entrance Hall**

Tiled floor, sliding door to the front with window and doors off to the boiler store and guest WC.

## **Boiler Room**

Housing the oil fired central heating boiler, wall mounted shelving and a wall mounted heater.

## **Guest WC**

Fitted with a low level WC, wall mounted wash basin, tiling to the floor, half wood clad walls, double glazed window to the rear and loft access.

## **Landing**

A polished solid wood staircase leads to a spacious landing with feature stained glass window to the rear at mid level. Built in storage cupboard with shelving, dado rail, coved ceiling, loft access and radiator. There are doors off to the three bedrooms and family bathroom.

## **Bedroom One** 10' 11" x 13' 7" (3.34m x 4.13m)

A spacious bedroom which has a range of bedroom furniture including wardrobes to each side of the bed space, dressing table, storage cupboard and drawers. There is also a further built in walk-in wardrobe. Double glazed bay window to the rear, double glazed window to the side, ceiling fan/light, radiator and double doors to the en-suite.

## **Bedroom One (En-Suite Shower Room)** 7' 3" x 3' 10" (2.20m x 1.18m)

Fitted with a contemporary white suite that includes a vanity wash basin with drawers below, low level WC and walk-in shower enclosure with rainfall mixer shower over. Wall mounted unit with mirror with spot lights over and storage cupboard. Ladder style radiator and extractor fan.





**Bedroom Two** 12' 2" x 10' 9" (3.70m x 3.27m)

Another double bedroom with coved ceiling, double glazed windows to the front and rear and radiator.

**Bedroom Three** 13' 6" x 6' 6" (4.12m x 1.97m)

Fitted wardrobe, coved ceiling, double glazed windows to the front and radiator.

**Family Bathroom** 9' 11" x 6' 6" (3.02m x 1.99m)

Fitted with a white suite comprising a corner panelled bath, bidet, pedestal wash hand basin and low level WC. Half height tiled walls, ceiling spotlights, double glazed window to the front and two ladder style radiators.



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](mailto:hellomarketdrayton@dourishandday.co.uk)

## Shower Room 2' 9" x 6' 11" (0.85m x 2.10m)

In addition to the family bathroom there is a shower room which has a walk-in shower with electric shower over, tiled walls, ladder style radiator and double glazed window to the front.

## Outside - Front

The home is set well back from the roadside behind a mostly lawned front garden with long driveway providing lots of parking and leading to the double garage. There is a variety of shrubs and established trees and to the side of the driveway a partially paved and decorative stone covered patio terrace.

## Outside - Rear

The private enclosed rear garden is mostly paved for low maintenance and has raised and well stocked shrub borders, a variety of mature trees and to one corner a sun terrace set below a pergola. To the side of the home is a useful area and has a greenhouse and shed with power and light.

## Double Garage 18' 1" x 17' 3" (5.50m x 5.27m)

The detached double garage has a remote up and over door, power and lighting.

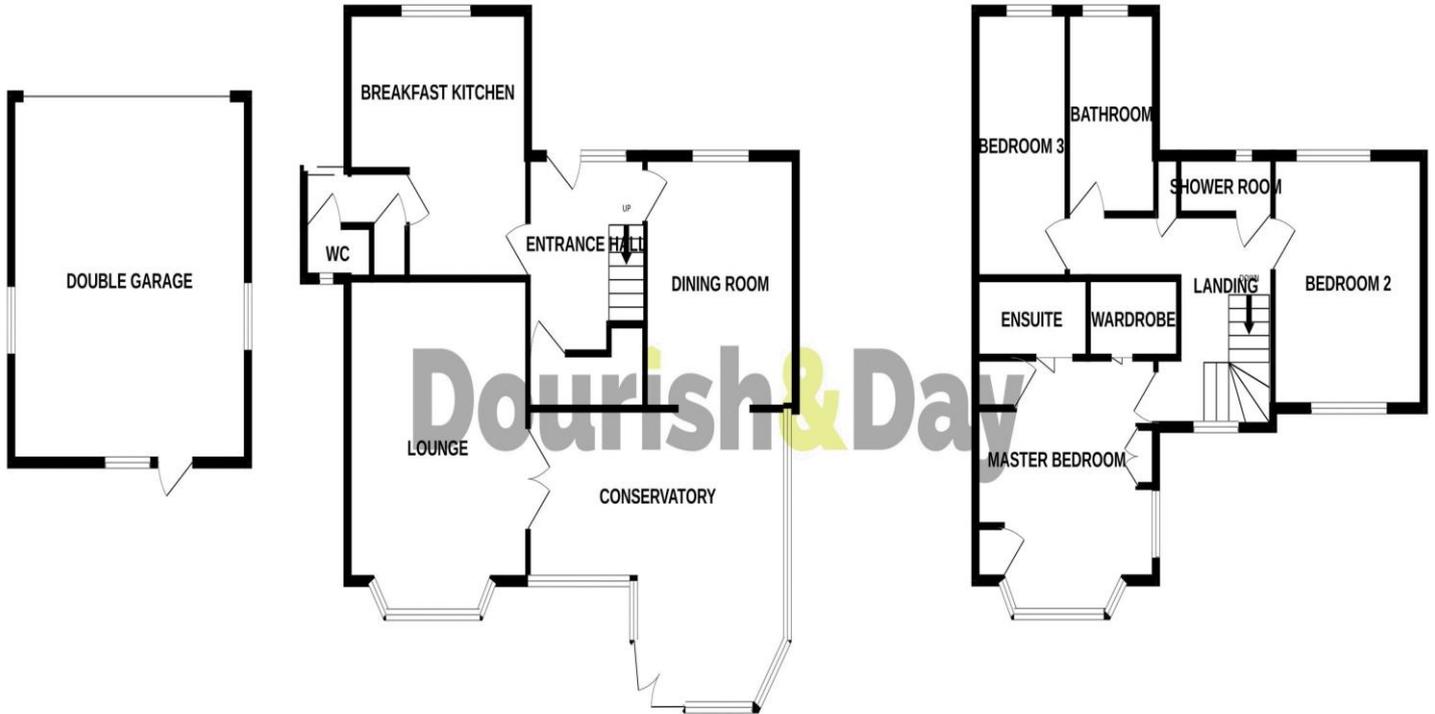
## Agents Notes

We are informed that the parcel of land adjacent to the property has had an application for the development of new homes. Interested parties should make their own enquiries with Shropshire Council.



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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher rating costs</small>		51	65
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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