



£230,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **C**

## Market Drayton

Stuart Way  
Market Drayton Shropshire



**Three storey homes always offer lots of space, but this particular home offers even more accommodation than originally built and is presented to a high standard throughout.**

This modern semi-detached house comprises entrance hall with guest WC off, an addition of a large family room/bedroom four which could also be a work from home room and has two French doors to the rear garden and useful storeroom to the ground floor. To the first floor there is a lovely lounge, contemporary fitted kitchen with appliances and family bathroom. To the second floor are the three bedrooms including En-suite to the master bedroom. Externally the front offers double width parking and the remainder of the garage with up and over door to the useful storeroom. To the rear is an enclosed garden with patio and lawn.

- Three Storey Semi Detached House
- Four Bedrooms, Lounge & Contemporary Kitchen
- En-Suite, Family Bathroom & Guest WC
- Versatile Four Bedroom/Family Room
- Double Width Driveway & Rear Garden
- Beautifully Presented Throughout

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

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

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## Entrance Hallway

A part glass double glazed composite front entrance door leads into the hallway which has a staircase to the first floor, radiator and doors off to the guest WC, bedroom four/family room.

## Guest WC

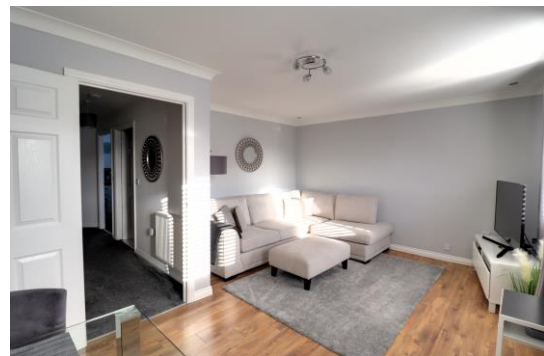
Fitted with a pedestal wash basin with tiled splash back and low level WC. Extractor fan, tiling to the floor and radiator.

## Bedroom Four/Family Room 13' 4" x 16' 0" (4.06m x 4.88m)

Dependant on your family requirements this versatile room as well as a bedroom makes an ideal additional family room or work from home space and has a fire surround with marble inset and hearth and gas fire, radiator and two double glazed French doors to the rear garden.

## First Floor Landing

There are doors off to the lounge/diner, breakfast kitchen, family bathroom and airing cupboard. A staircase leads up to the second floor and there is a radiator.



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## **Lounge & Dining Area** 16' 1" x 12' 9" (4.89m x 3.89m)

Having inset ceiling spot lighting, radiator and two double glazed windows to the rear.

## **Kitchen** 8' 8" x 13' 1" (2.65m x 4.00m)

A breakfast kitchen, fitted with a range of contemporary base and wall units with work surfaces to two sides and one and a half bowl single drainer sink unit and mixer tap. Integrated four ring gas hob with cooker hood over and electric oven below, integrated dishwasher plus further spaces for a washer. Radiator and two double glazed windows to the front.

## **Bathroom** 5' 8" x 8' 9" (1.72m x 2.66m)

Fitted with a white suite comprising panelled bath with shower mixer, pedestal wash basin and low level WC. Part tiling to the walls, tiled floor, inset ceiling spot lighting, radiator and double glazed window to the side.

## **Second Floor Landing**

Having access to the partially boarded loft space, and doors off to the three bedrooms on the second floor.

## **Bedroom One**

A generous sized bedroom with fitted wardrobes, radiator and two double glazed windows to the front.

## **En-Suite (Bedroom One)** 4' 5" x 7' 10" (1.35m x 2.38m)

Fitted with a tiled shower cubicle with mixer shower, pedestal wash basin and low level WC. tiling to the floor, radiator and double glazed window to the side.

## **Bedroom Two** 11' 10" x 8' 6" (3.60m x 2.60m)

Radiator and double glazed window to the rear.

## **Bedroom Three** 9' 2" x 7' 3" (2.79m x 2.22m)

Radiator and double glazed window to the rear.

## **Outside Front**

There is a double width tarmac driveway and decorative plum shale front garden.

## **Garden Store/Utility** 7' 11" x 8' 1" (2.42m x 2.47m)

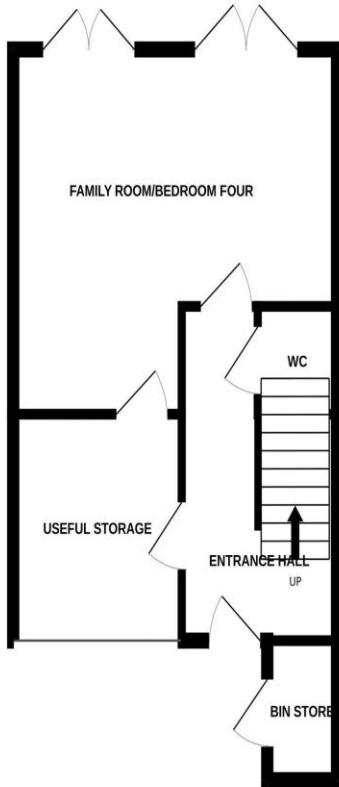
The remainder of the garage not to have been converted within the family room now offers useful storage and also a utility area with work surface and spaces for a washer and dryer and housing the gas central heating boiler.

## **Outside Rear**

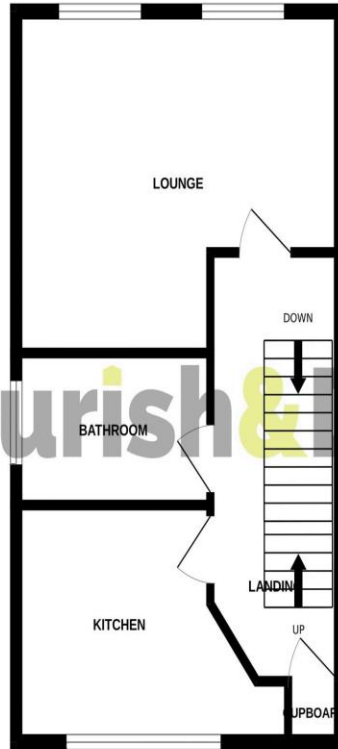
The enclosed rear garden has a paved patio leading onto a lawn and gate to the side.



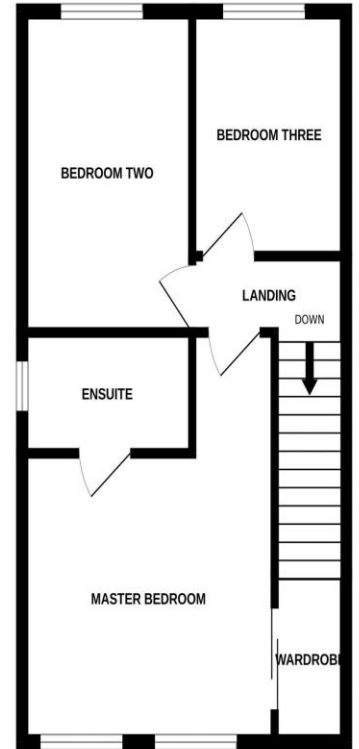
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(15-40)	D		
(2-24)	E		
(1-23)	F		
0	G		
		74	84
Energy efficient - higher rating costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			

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