



£240,000

🔑 TENURE: Freehold

☰ EPC RATING: E

£ COUNCIL TAX BAND: B

## Market Drayton

Red Bull  
Market Drayton Shropshire

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***The advert goes that Red Bull gives you wings. Well, this Red Bull with give you a great opportunity to be the lucky owner of a fantastic family home with large gardens and rural views to the rear.***

The home comprises entrance hall, lounge with log burner plus archway to the dining kitchen and conservatory off the dining area. To the first floor there are three bedrooms and family bathroom. Located just outside of the town centre, set back from the A53 behind a service road in a small hamlet of six similar homes in the row which are surrounded by the countryside.

- Semi Detached House
- Large Rear Garden
- Overlooking Countryside To Rear
- Lounge, Dining Kitchen & Conservatory
- Three Bedrooms
- Lots Of Parking & Lawned Front

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 Hall

Accessed through a composite double glazed front entrance door to the front, staircase to the first floor and radiator.

## Lounge 11' 10" x 15' 11" (3.61m x 4.85m)

Having an open chimney breast with log burner inset. Radiator, double glazed window to the front and archway opening into the dining kitchen.

## Dining Kitchen 8' 11" x 19' 3" (2.73m x 5.86m)

Fitted with a range of base and wall units, work surfaces to three sides and stainless steel one and a half bowl sink unit and mixer tap. Integrated four ring electric hob with cooker hood over and double over below and further spaces for other appliances. In the dining area is a further range of base and wall units and French doors to the conservatory.

## Conservatory 12' 10" x 11' 6" (3.91m x 3.50m)

Having double glazed windows and French doors to the rear garden. Tiling to the floor.



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## Landing

Having doors off to the three bedrooms and family bathroom.

## Bedroom One 10' 0" x 12' 8" (3.04m x 3.85m)

A double bedroom having fitted wardrobes with sliding doors. Radiator and double glazed window to the front.

## Bedroom Two 11' 5" x 9' 10" (3.47m x 3.00m)

A further double bedroom with airing cupboard, radiator and double glazed window to the rear.

## Bedroom Three 7' 9" x 9' 0" (2.36m x 2.74m)

Radiator and double glazed window to the rear.

## Family Bathroom 6' 8" x 6' 7" (2.02m x 2.00m)

Fitted with a white suite comprising panel bath with electric shower over, vanity wash basin and low level WC. Tiling to the walls, radiator and double glazed window to the front.

## Outside Front

The home is set back from the roadside behind a service road and has a good sized front garden which is mostly lawned and has a long driveway providing lots of parking.

## Outside Rear

The home has a long rear garden which overlooks the countryside to the rear. Adjacent to the home is a paved patio with low wall leading onto the mostly lawned garden with shaped borders.

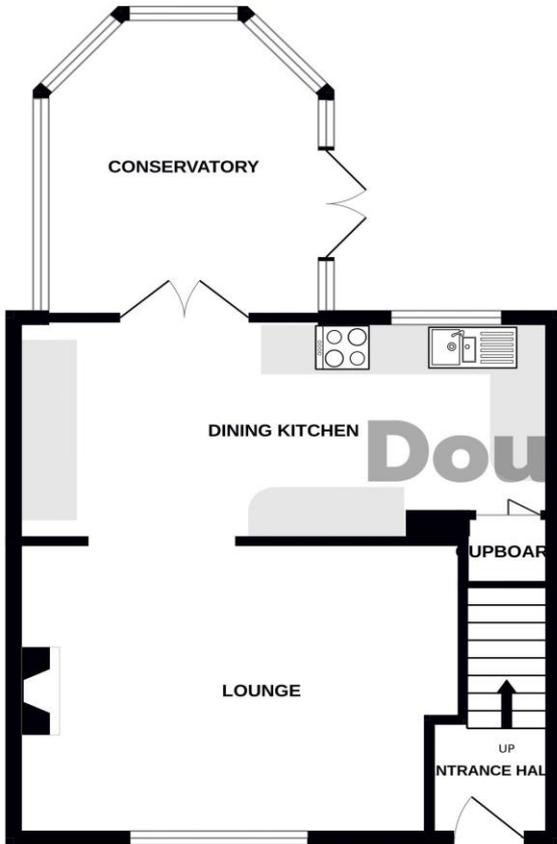
## Detached Garage

Up and over door to the front.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating (85+)	A		85
(81-84)	B		
(75-80)	C		
(69-74)	D		
(63-68)	E		45
(55-62)	F		
(47-54)	G		
<small>Low energy efficient - higher running costs</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> <small>www.epcrea.com</small>	

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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