



**7 Damson Way, Market Drayton, TF9 2UG**  
**Offers In The Region Of £350,000**

Take delight in this detached family home on Damson Way. Offered for sale with no upward chain this recently built house provides four double bedrooms with ample accommodation to the ground floor for all your needs. Add to this a generous enclosed rear garden and good parking making it ready to go.

### Hall

With tiled floor, radiator and central light.

### WC



with tiled floor, radiator and white sink and toilet.

### Lounge



towards the front of the property with a grey carpeted floor, two ceiling lights, bay window and two radiators.

### Kitchen Diner



with a range of high gloss modern units, featuring integrated double oven, gas hob, fridge freezer and dishwasher. There is also a stainless steel extractor with glass canopy and breakfast bar offering casual dining. The dining area has double doors leading to the garden and is a flexible space for either eating or relaxed seating. The floor is tiled to the kitchen and dining area.

### Utility Room

conveniently located from the Kitchen Diner and with a door to the side of the property this room has plumbing for a washing machine.

### Stairs & Landing



with carpet to the floor and a radiator this area offers access to all the bedrooms and family bathroom.

### Bedroom One



towards the rear of the property and with the benefit of extensive fitted wardrobes there is carpet to the floor and a central light.

### En-Suite Shower Room



with a tiled floor and modern white sink, toilet and shower cubicle. There is also a white heated towel rail.



## Bedroom Two



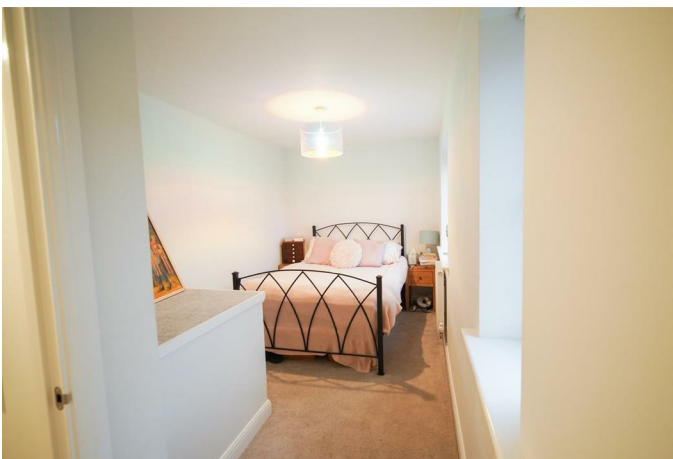
a double room to the rear elevation and with fitted mirrored wardrobes, carpet to the floor and central light.

## Bedroom Three



a further double at the front of the property with carpeted floor and ceiling light.

## Bedroom Four



a fourth double with an outlook towards the front of the house and carpeted floor and ceiling light.

## Bathroom



with the benefit of a separate shower cubicle, the bathroom comprises of a matching white suite and tiled floor.

## Garage

attached to the house with a black up and over door, this is ideal for a vehicle, or as storage. There is both light and power

## Outside

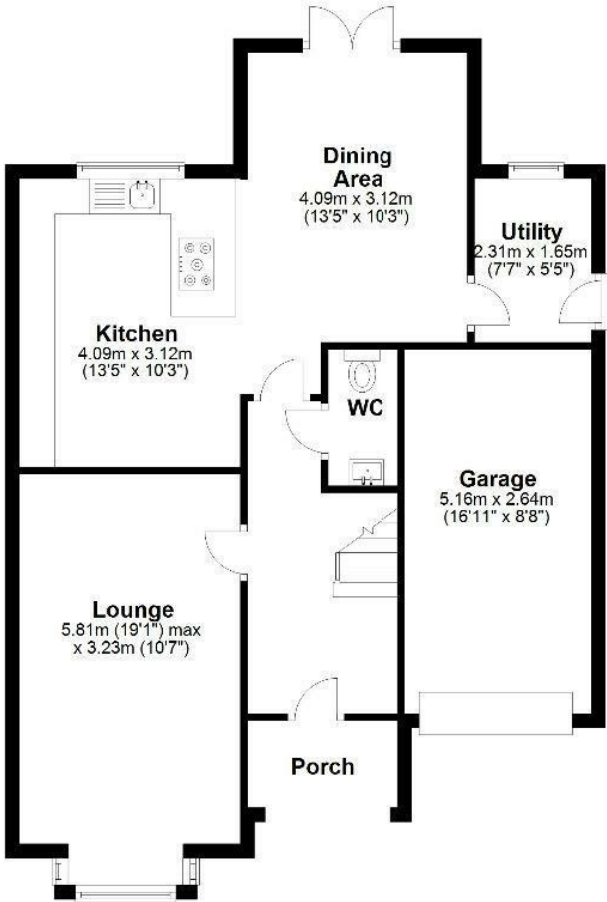


the front of the property provides parking for multiple vehicles and is block paved with a lawned area and some established shrubs and plants. The back garden is accessible from both the house and side of the property. Enclosed with a patio area directly outside the kitchen diner there is also a lawn with flower beds, a raised border to the rear and further central raised feature offering a great focal point to the garden.

# Floor Plan

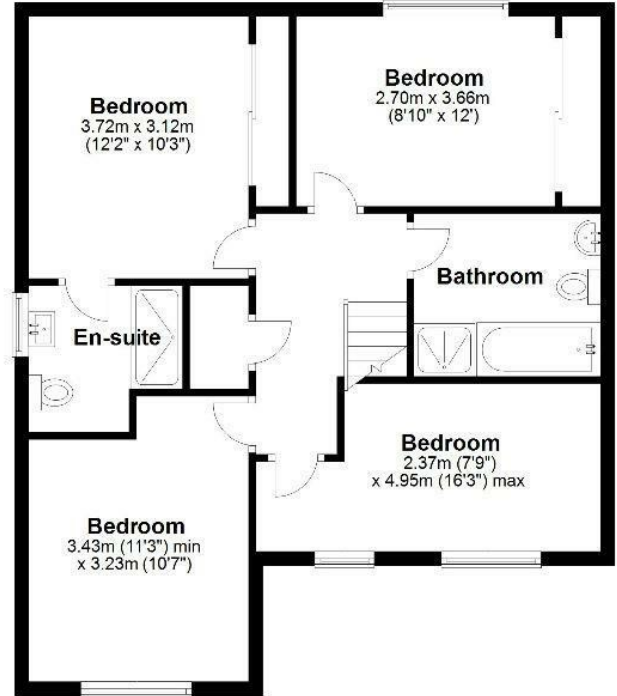
## Ground Floor

Approx. 76.6 sq. metres (824.2 sq. feet)



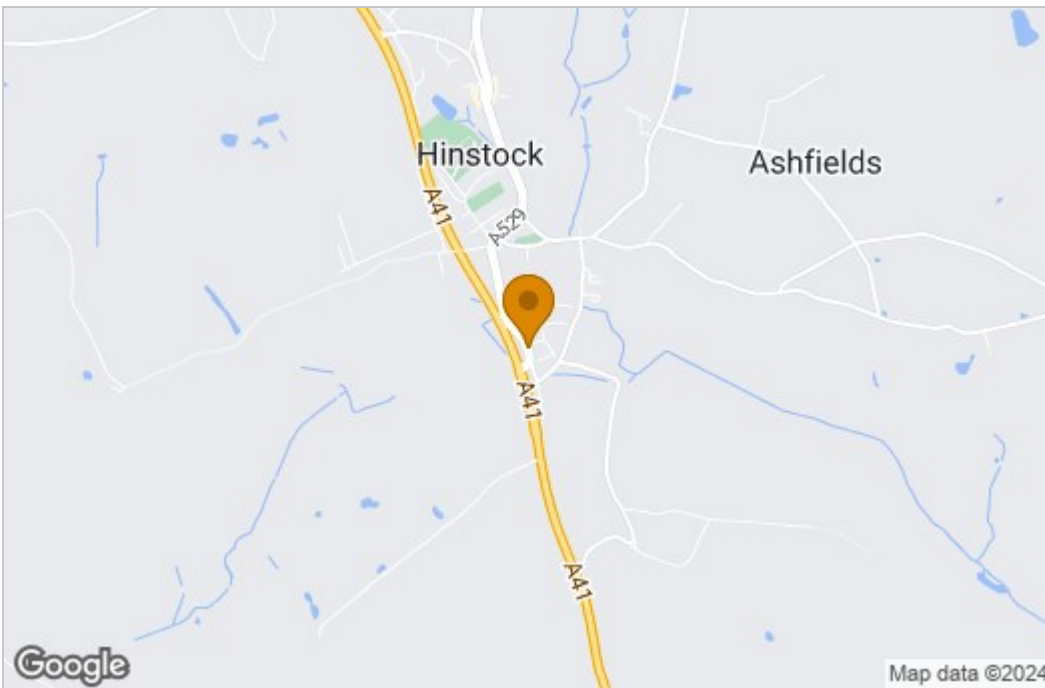
## First Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



Total area: approx. 143.7 sq. metres (1546.8 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>		74	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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