



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

Welcome to the epitome of family living on the edge of the picturesque village of Hinstock! This stunning detached executive home boasts four spacious bedrooms, two bathrooms, a stylish modern kitchen, and even an integral garage - perfect for busy families on the 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



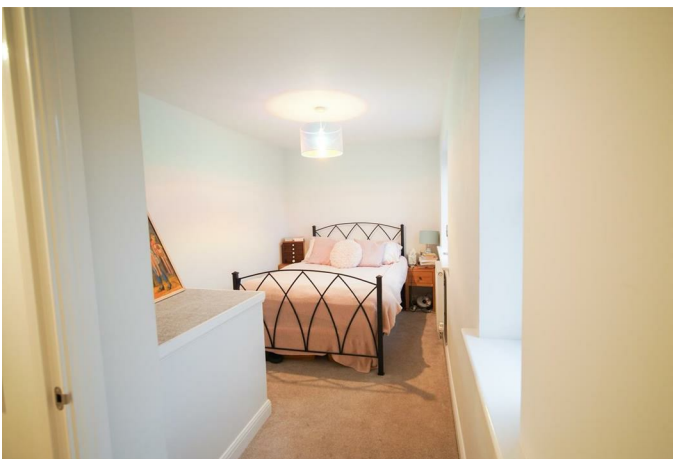
a double room to the rear elevation and with fitted mirrored wardrobes, carpet to the floor and central light.

## 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

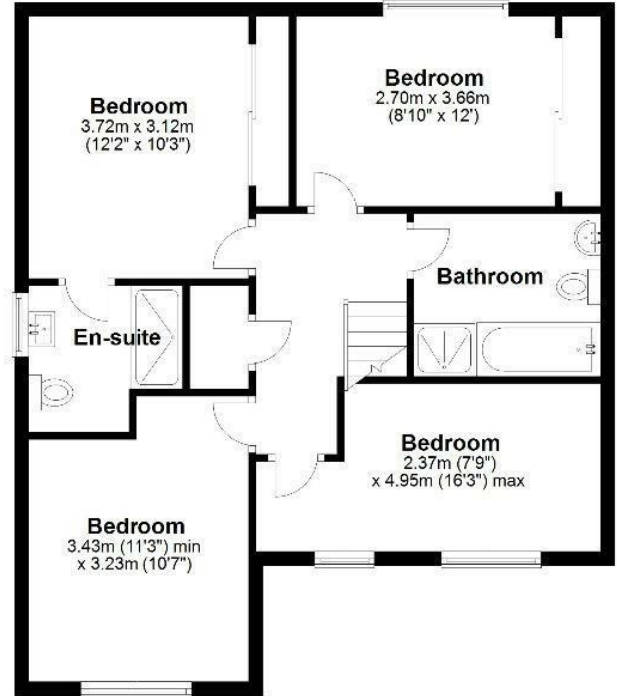
## Ground Floor

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



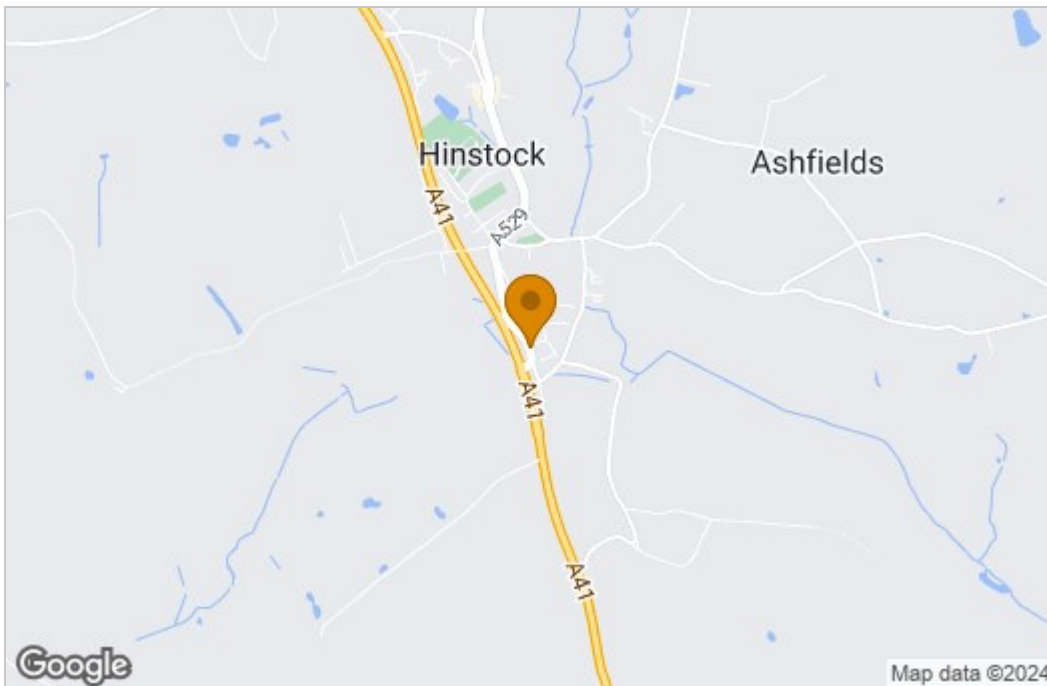
## First Floor

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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