



Helping *you* move



## 89 Orwell Road, Market Drayton, TF9 3FX

A beautifully presented Three Bedroom Detached Bungalow on this highly sought after development, with Detached Garage and a generous, landscaped, low maintenance rear Garden with a smart Summer House and Patio entertaining space.

Offers in the Region of  
**£400,000**



## Overview

- Three Bedroom Detached Bungalow
- Beautifully Presented Throughout
- Entrance Hall, Bathroom, Two Further Bedrooms
- Principal Bedroom with En Suite and French Doors
- Open Plan Living/Dining/Kitchen with French Doors
- Landscaped, Low Maintenance Rear Garden with Summer House
- Detached Single Garage, Driveway Parking
- Council Tax Band – D
- Energy Rating - B



## Brief Description

To the front of the property, the front door opens to a wide, welcoming Entrance Hall with a double coats cupboard and loft access. To your right is Bedroom Three that is presented as a Dressing Room and Office, and to your left is Bedroom Two which is a spacious double room, There's a smart Bathroom with a shower over the bathtub and the Principal Bedroom is a lovely light space, with French doors out to the rear Garden, triple built-in wardrobes and an En Suite with a walk-in shower.

Completing the accommodation is the Open Plan Kitchen/Dining/Living Room with another set of French doors to the Garden. To the Kitchen area is an excellent range of smart, flat-fronted units with built-in oven, hob and extractor fan over, integrated fridge freezer, dishwasher and washing machine, and a double built-in larder cupboard.

To the side of the property is the Driveway leading up to the Garage, with a side gate into the landscaped, low maintenance Garden which has a large patio area with steps down to a larger patio and an artificial lawned area and the most lovely Summer House.

## Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.





# Your **Local** Property Experts

## 01630 653641



### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)

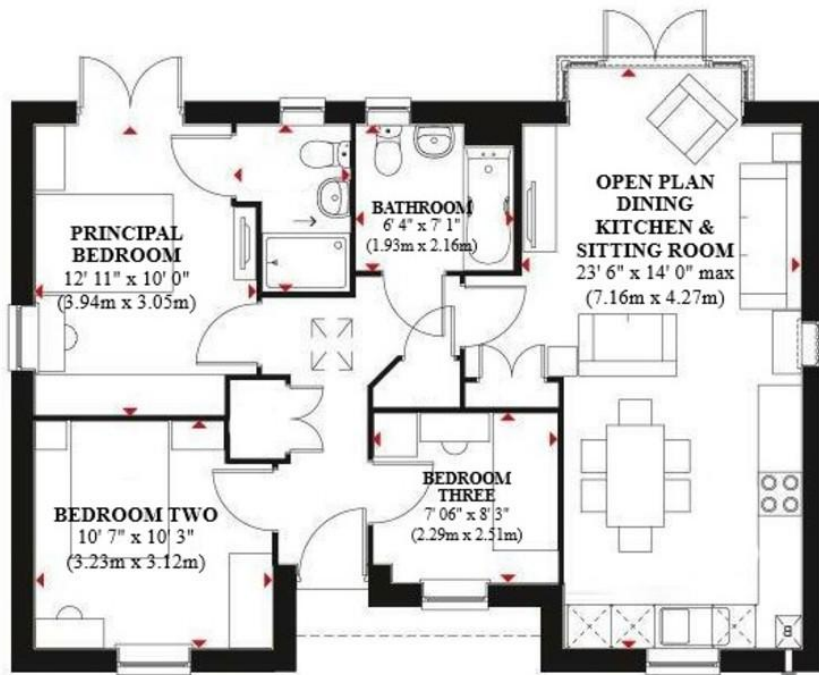


**DIRECTIONS:** From our office turn left onto Maer Lane, then left at Nagington's Garage and follow the road out to the Gingerbread roundabout with the A41. Take the first exit left for the A53 and then turn left into the Drayton Meadows development and then right on Orwell Road. At the end of the road the bungalow is directly opposite you, and can be identified by our For Sale sign.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

Floor Plan  
Not to Scale  
Please use as a  
guideline only



All measurements are approximate



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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