



Helping *you* move



Suilven, Prospect Road, Market Drayton, TF9 3BH

A Beautifully Presented Three Bedroom Detached Bungalow on Large Plot - With Stunning Open Plan Kitchen/Family Room with Bi-Folding Doors on the Landscaped Rear Garden and Detached Triple Garage.

Offers In Region Of
£695,000

Overview

- A Beautifully Presented Three Bedroom Detached Bungalow on a Large, Landscaped Garden Plot
- With a Fabulous Open Plan Kitchen/Family Room
- Bi-Folding Doors Opening onto Landscaped Sun Deck & Garden
- Lounge, Dining Room, Study Area
- Large Family Bathroom, En-Suite to Principal Bedroom
- Triple Garage, Summer House, Gazebo
- Council Tax Band – E
- Energy Rating - C



Brief Description

The Bungalow sits on a wonderfully generous, landscaped Garden Plot with plentiful Parking and a Detached Triple Garage. The Entrance Hallway leads to the Lounge/Dining Room with French doors to the rear Garden and there's an open plan designer Kitchen with Quartz work surfaces includes a Quooker tap, integrated appliances and a log burning stove to the family area wide bi-folding doors onto the composite decking area and a Utility Room. The Principal Bedroom has built in wardrobes, French doors to the rear garden and a very spacious En-Suite Shower Room. There are two further Double Bedrooms, a small Study Area, large Family Bathroom with a bath and freestanding shower, and the Cloakroom/WC.

Externally, the property sits on a large, beautifully landscaped Garden plot with a raised composite deck, porcelain tiled patio, generous lawns, mature borders with specimen planting, summer house, ornamental fishpond and a triple Garage.

Location

This property is set on one of the most popular residential roads in Market Drayton - 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.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



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

SERVICES: We are advised that mains electric, water and drains are available with gas fired central heating. There is an underground pumping station that pumps waste into the sewer located at the top of the lane. 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.

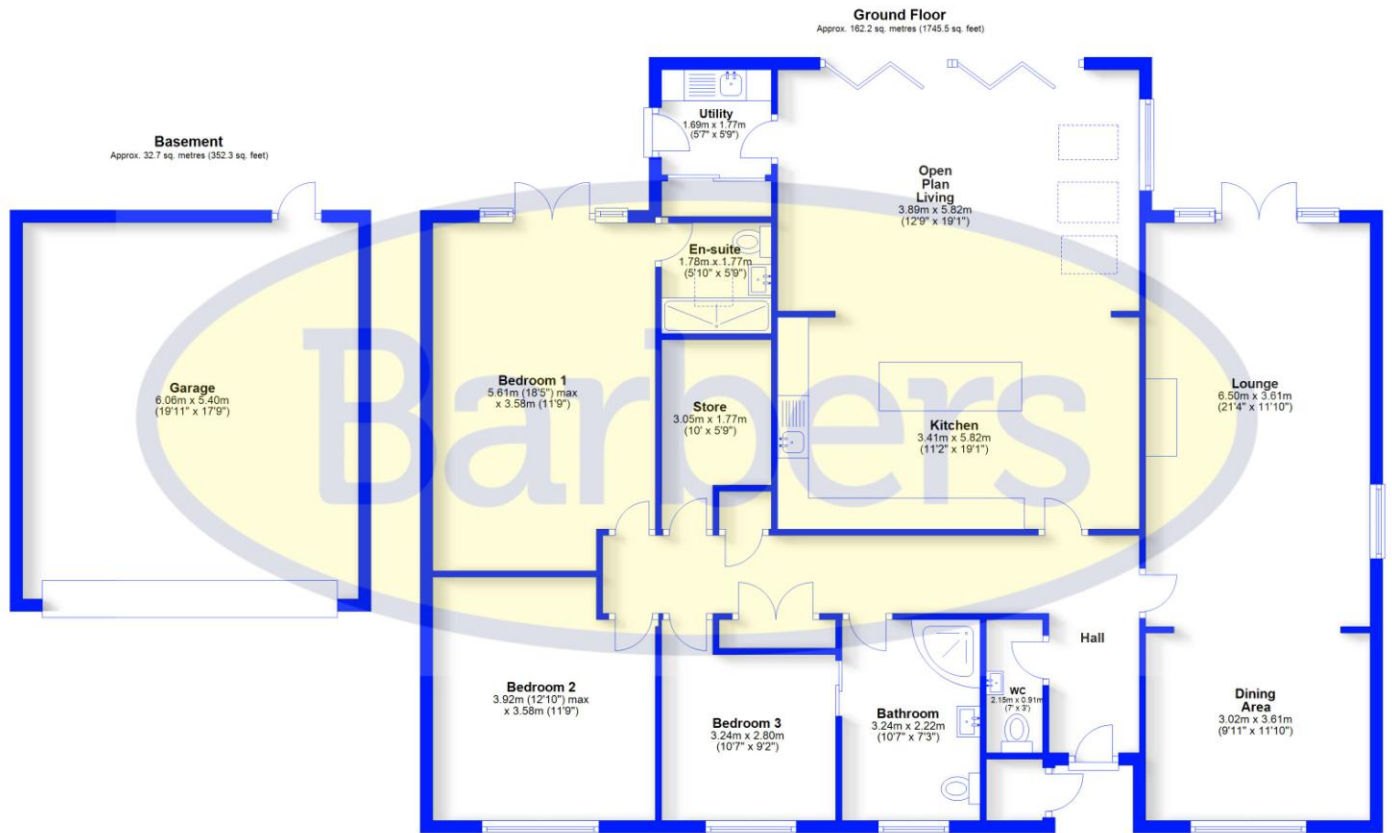
LOCAL AUTHORITY: Shropshire Council



DIRECTIONS: From our office on Maer Lane, turn left, then right at the mini-roundabout and then left on Prospect Road. After approximately 450 yards, you will see the turning of the private lane on the right hand side, which can be identified by our for sale board. Sulven is the property at the bottom of the lane on the left.

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.



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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