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Features

- Individually Designed Four Bedroom Detached House with No Upward Chain
- Reception Hall, Cloaks/WC, Kitchen, Pantry, Utility, Office, Study, Garden Room, Dining Room, spacious Lounge
- Principal Bedroom with Ensuite, Guest Bedroom with Dressing Room
- Large Garden Plot with Timber Deck

PROPERTY DESCRIPTION

Wodestone makes a great first impression, with a wrought iron gate set in a stone wall that opens to reveal this impressive house and a huge parking area for at least 6-7 vehicles!

This sense of quality and style continues throughout the property, with light and

spacious rooms and features including the original oak parquet floor that welcomes you into the Reception Hall. The Hall has stairs to the first floor and a large coats cupboard, and the oak parquet flooring runs through to the Dining and Garden Rooms. The ground floor Cloaks/WC is a really good size, and is fully tiled with WC and hand wash basin set in a vanity unit.

The Dining Room is currently presented as a Snooker Room, with sliding patio doors out to the front of the property, and an open fireplace with a marble hearth. Off the Dining Room is the Garden Room which has French doors out to the rear Garden, and a pocket door leads through to the Breakfast Kitchen.

The Breakfast Kitchen has an excellent range



of maple-fronted units with integrated Bosch dishwasher, double oven, electric hob with extractor fan over, integrated fridge, sink with superb views over the rear Garden and fields beyond, and space for an American-style fridge freezer. There's a walk-in Pantry and a Utility that houses the oil-fired combination boiler and has space for your washing machine and tumble dryer, and a door out to the rear Garden.

The Lounge is a really light and spacious room, with light flooding in through a picture window and French doors to both the front and rear of the property. This super family space reflects the quality of the rest of the property, with Karndean flooring and an LPG log burner-style stove. Off the Lounge is the Home Office and then a Study/Hobby Room that, in turn, leads you back to the Reception Hall.

Moving up to the first floor and the accommodation is set around a central Landing which has space for a workstation or comfy reading chair, and two large built-in double wardrobes. The Principal Bedroom benefits from an En Suite Shower Room, and the Guest Bedroom is very spacious with a walk-in wardrobe. There are two further Bedrooms - one

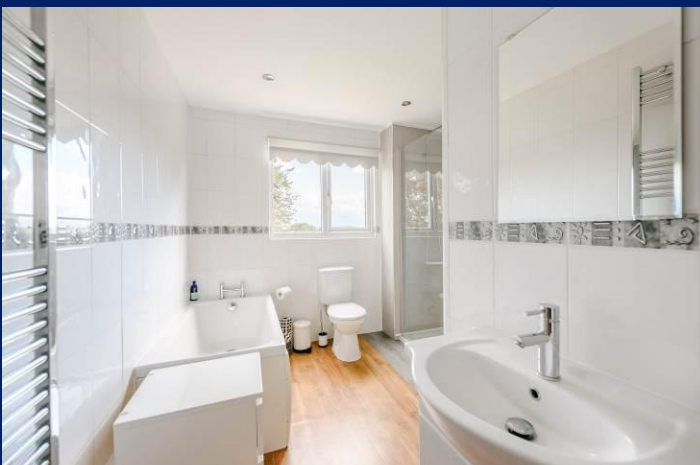




of which is currently presented as a Dressing Room - and completing the accommodation is a smart Family Bathroom with both a bathtub and walk-in shower.

The former garage has been converted into 'The Club House' - a lovely, light space with French doors out to the rear Garden and a Cloaks/WC and fitted sink unit. The Vendors currently use this flexible space as a Home Office space with a desk taking in the lovely views out over the Garden, and a Home Gym - and it would also have potential as additional living space for extended family and visitors.

The outside space here is also very special! To complement the wide frontage with plenty of Parking, the rear Garden runs the full width of the house and a hedge with post-and-rail fencing separates the large lawn from the paddocks and views beyond. There's a large timber decked area, a paved patio and a further seating area by the large potting shed - so you can always find a sunny space for a coffee or cocktail!!



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TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH

Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk

DIRECTIONS: Leave Market Drayton on the A53 for Loggerheads. In Loggerheads, continue straight over the mini roundabouts and after approximately 0.5 miles turn right onto Gravelly Bank. The village green will be on your left and pub on your right, and after approximately 200 yards the property will be on your left and can be identified by our For Sale sign.

SERVICES: We are advised that mains electricity, water and drainage are available, with oil-fired central heating and LPG bottled gas for the fire in the Lounge. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Newcastle Borough Council

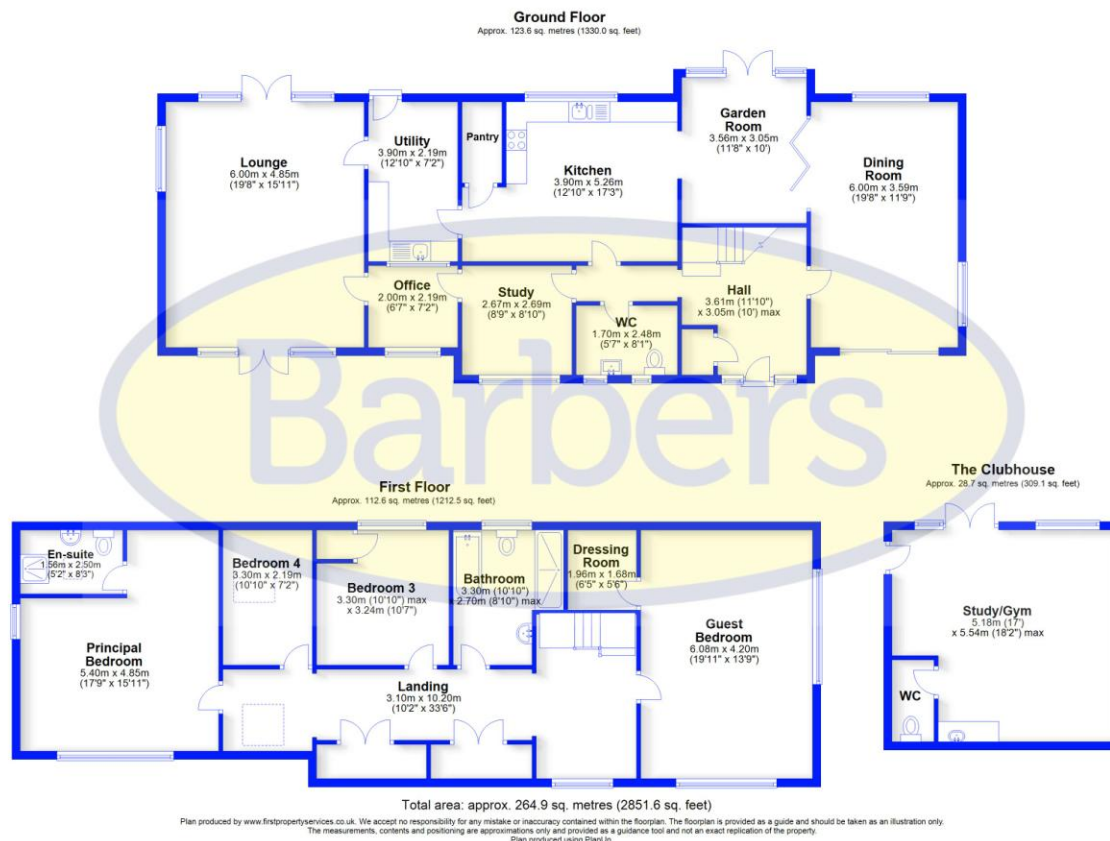
ENERGY RATING: D **COUNCIL TAX BAND:** F

FLOOR PLAN: Not to Scale, please use as a guideline only

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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.



MARKET DRAYTON SALES
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