

## 2 Springfield, Loggerheads Market Drayton, TF9 4JR



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Asking Price: £230,000







We are delighted to offer to market this beautifully presented three bedroom semi-detached family home with driveway parking, tandem garage and enclosed garden. Situated within a quiet cul-de-sac location in the heart of village life with good schools and local amenities surrounded by stunning countryside and conveniently located for Newcastle under Lyme & Market Drayton this property must be viewed to be appreciated.

Comprising of entrance hall, living room with feature fireplace, fitted kitchen/ diner & study area, sun room leading to integral garage and rear garden. The first floor provides three good sized bedrooms and modern family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally: block paved driveway parking for several vehicles and tandem garage with electric roller shutter door to the front of the property and paved patio area leading to an enclosed rear garden laid to lawn.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall: 14'8" x 5'2" max (4.47m x 1.58m) uPVC/ glass exterior door, internal doors leading to living room, kitchen/ diner & under-stairs walk-in cupboard, open staircase, radiator.

Living Room: 13'10" x 11'10" max (4.21m x 3.61m) uPVC double glazed window to front elevation, feature fireplace with gas fire, internal door to kitchen/ diner, radiator.

Kitchen/ Diner: 18'1" x 8'8" max (5.52m x 2.63m) wooden/ glass exterior door & window to rear elevation, a range of matching wall and base cupboards, stainless steel sink & chrome mixer tap, fitted electric oven & gas hob, extractor, under-counter plumbing point, internal door to hallway.

Study Area: 6'7" x 6'4" max (2.00m x 1.93m) uPVC double glazed window to rear elevation & skylight above, radiator.

Sun Room: 10'10" x 6'8" max (3.30m x 2.04m) uPVC double glazed exterior door & window to rear elevation, internal door to integral garage.

First Floor Landing: uPVC double glazed window to side elevation, internal doors leading to bedrooms and bathroom, ceiling fitted loft access.

Bedroom One: 12'11" x 9'11" max (3.94m x 3.01m) uPVC double glazed window to front elevation, walk-in cupboard housing Main combination boiler, radiator.

Bedroom Two: 10'9" x 9'9" max (3.41m x 2.64m) uPVC double glazed window to rear elevation, radiator.

Bedroom Three: 8'2" x 7'10" max (3.28m x 2.98m) uPVC double glazed window to rear elevation, built-in cupboard, radiator.

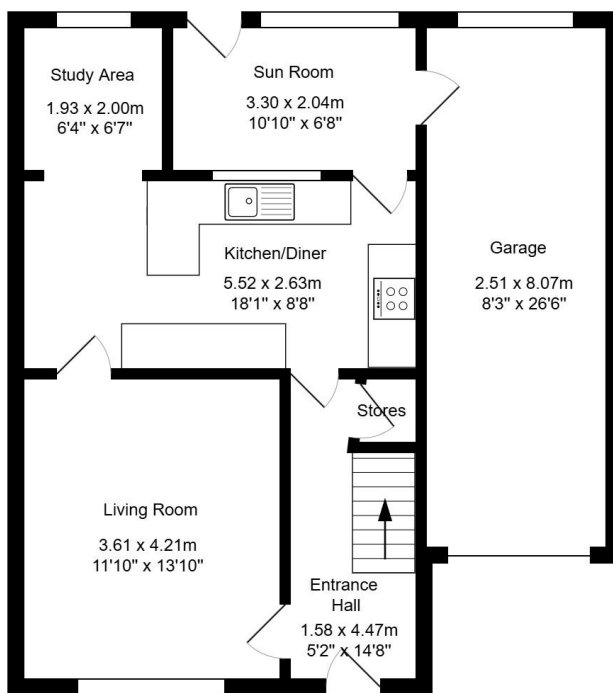
Bathroom: 7'10" x 5'8" max (2.38m x 1.73m) uPVC double glazed window to rear elevation, white suite consisting of inset basin & chrome mixer tap over vanity cupboard, P shaped bath & chrome taps, wall mounted chrome shower fittings behind glass shower screen, low-level flush toilet, chrome towel radiator.

Garage: 26'6" x 8'3" max (8.07m x 2.51m) wooden window to rear elevation, power supply & electric roller shutter door.

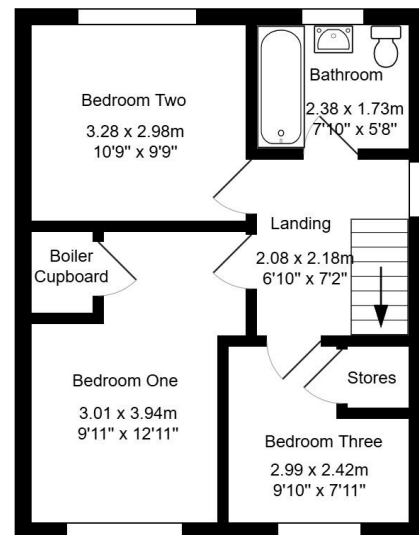
COUNCIL TAX BAND C

Note: Services, appliances and heating system have not been tested by the agent and all measurements are approximate.

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>84 B</b> |
| 69-80 | <b>C</b>      | <b>70 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



Ground Floor



First Floor

\* All measurements are approximate