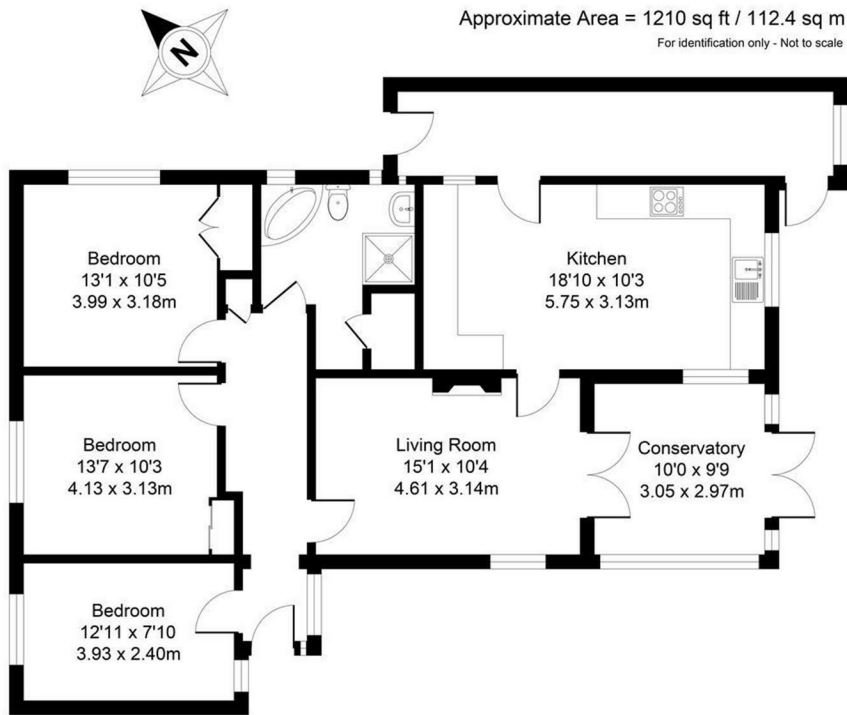


FOR SALE

Meadow Way Off Great Hales Street, Market Drayton, TF9 1JL



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FOR SALE

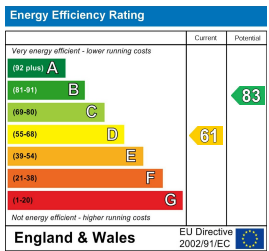
Offers in the region of £390,000

Meadow Way Off Great Hales Street, Market Drayton, TF9 1JL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Charming Detached Bungalow with over 8 Acres of Land and Countryside Views – Walking Distance to Town. A must see property.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- In Excess of 8 Acres of Land
- Rural Views & Walking Distance To Town
- Three Bedroom Detached Bungalow
- *NO CHAIN*
- Lounge, Conservatory & Breakfast Kitchen
- Desirable Location

DESCRIPTION
Spacious Detached Bungalow with in excess of 8 Acres of land & Private Garden – Walking Distance to Town

Located just off the highly desirable Great Hales Street, this detached bungalow offers a rare opportunity to enjoy a rural lifestyle with the convenience of town amenities only a short walk away. Set well back from the roadside, the property benefits from open views across surrounding fields and farmland. The home is connected to mains services and has gas central heating, ensuring comfortable and efficient living.

Internally, the bungalow provides generous and well-arranged accommodation, beginning with the entrance porch, which features a half-glazed double-glazed entrance door with matching side panels. This opens into the main hallway.

The main hallway includes loft access, a built-in storage cupboard, and a radiator, offering a functional central space linking all areas of the home.

The living room is a bright and welcoming reception space, centred around a fire surround housing a coal-effect gas fire set on a marble hearth. A double-glazed side window provides additional light, while glazed double doors lead into the conservatory, enhancing the room's sense of space and flow.

The conservatory enjoys attractive views over the private rear garden, with double-glazed windows set on low brick walls and double-glazed French doors opening directly outdoors. This room serves as an excellent additional sitting or dining space and benefits from a radiator for year-round use.

The breakfast kitchen is an excellent size and is fitted with a comprehensive range of base units, drawer tops, and matching wall cupboards, along with extensive work surfaces to all sides. A stainless steel double-drainer sink unit is positioned beneath the window, and there is space for a cooker, washing machine, and dryer. Double-glazed windows to the side and rear provide plenty of natural light, making this a practical and sociable everyday kitchen.

Running along one side of the bungalow is the side porch, a useful lean-to structure with doors at both the front and rear. This additional space is ideal for boots, coats, storage, or as a convenient access route to the gardens.

There are three bedrooms, including two comfortable double rooms. Bedroom One features fitted wardrobes, a double-glazed window to the side, and a radiator. Bedroom Two is also a well-proportioned double, with a double-glazed window overlooking the front, and storage cupboard. Bedroom Three is a versatile dual-aspect room with windows to both the front and side, making it suitable as a third bedroom, home office, or study.

The family bathroom is fitted with a four-piece white suite comprising a low-level WC, pedestal wash basin, corner bath, and separate shower enclosure with electric shower. Tiling surrounds the suite, and the room includes an airing cupboard, radiator, and two double-glazed windows to the side.

Externally, the property sits within generous, well-established grounds. The front of the property includes a driveway providing off-road parking and a pathway leading to the side entrance.

The rear garden is private and mature, with a patio adjacent to the bungalow, leading onto a shaped long lawn with well-stocked borders and established planting. Towards the bottom of the garden, a gated driveway provides additional off-road parking in front of the detached timber-framed garage, offering excellent storage or workshop potential.

Beyond the formal gardens lies the property's most exceptional feature — in excess of 8 acres of land (approximately 8.6 acres). This extensive land offers huge scope for a wide variety of uses, including hobby farming, grazing, wildlife enjoyment, or simply retaining space and privacy. Opportunities of this scale and setting are extremely rare, particularly so close to town.

A unique home combining spacious accommodation, generous gardens, and extensive land with open rural views, all within walking distance of amenities.

LOCATION
Market Drayton is a historic market town nestled in the north of Shropshire, close to the borders of Staffordshire and Cheshire. Known for its charming mix of Georgian and Tudor architecture, the town offers a rich heritage, weekly street markets, and scenic surroundings along the River Tern. It's well-connected by road to larger towns such as Shrewsbury, Nantwich, and Newcastle-under-Lyme, while still retaining a peaceful, community-focused atmosphere. The town is also famously home to gingerbread-making and Joule's Brewery, adding to its cultural appeal.

ROOMS
KITCHEN/BREAKFAST ROOM
18'10 x 10'3

LIVING ROOM
15'1 x 10'4

CONSERVATORY
10'0 x 9'9

BEDROOM ONE
13'1 x 10'5

BEDROOM TWO
13'7 x 10'3

BEDROOM THREE
12'11 x 7'10

BATHROOM

EXTERNAL

GARDEN

IN EXCESS OF 8 ACRES OF LAND
Please note: The land will be subject to an overage clause.

LOCAL AUTHORITY
Shropshire Council.

COUNCIL TAX BAND
Council Tax Band: E

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.