

Holme Eden Lower Road, Ashley, Market Drayton, Staffs, TF9 4NL



Freehold £325,000

We are delighted to present this stunning detached bungalow located in a tranquil area of Ashley with breath-taking countryside views. The property is in good condition and boasts a range of unique features, making it the perfect home for downsizers seeking a peaceful retreat. You will be greeted by an inviting reception room with large windows offering an abundance of natural light and a captivating view of the garden. This room also features a cosy fireplace, creating a warm and welcoming atmosphere. The open-plan kitchen is a culinary masterpiece, flooded with natural light, and providing ample space for dining. It is equipped with modern appliances, ensuring a pleasurable cooking experience. This property comprises two well-appointed bedrooms, each featuring built-in wardrobes for convenient storage. The master bedroom offers a spacious retreat, while the second bedroom provides ample space for guests or family members. The shower room is newly refurbished and features a modern shower room, adding a touch of luxury to your daily routine. One of the highlights of this property is the conservatory, allowing you to enjoy the tranquillity and beauty of the surrounding green spaces all year round. Additional features include a garage and parking space, providing convenient storage and ample room for multiple vehicles. The garden provides the perfect place to relax and unwind, offering a tranquil outdoor space for you to enjoy. Overall, this property offers a unique opportunity to reside in a picturesque and serene location, ideal for downsizers seeking a peaceful haven. Don't miss your chance to make this beautiful bungalow your home.

ENTRANCE HALL 7.14m x 0.99m (23'5" x 3'3")

With multi-glazed frosted front access door, artex to ceiling, two pendant light fittings, smoke alarm, access to loft space, two panelled radiators, power points, part panelled part glazed rear access door, door to built in store and doors to rooms including;



FITTED KITCHEN/DINING ROOM 5.18m x 3.35m (17'0" x 11'0")

With double glazed windows to front and rear aspects with inset Georgian pattern, three lamp light fitting, fluorescent tube light fittings, a range of base and wall mounted solid pine storage cupboards providing ample domestic cupboard and drawer space, work surface with built in bowl and a half sink unit with mixer tap above, built in Diplomat oven with grill, integrated Diplomat ceramic hob unit with extractor hood above, ceramic splashback tiling, ceramic tiled flooring, integrated fridge/freezer, double panelled radiator, power points and door to built in airing cupboard housing the copper hot water cylinder.



LOUNGE 5.18m x 3.35m (17'0" x 11'0")

With Upvc double glazed windows to front and rear aspects with inset Georgian pattern, coving to ceiling, two pendant light fittings, two panelled radiators, a cast iron fire with back boiler providing the domestic hot water and central heating system, TV aerial connection point, power points and Upvc double glazed patio doors lead off to;



CONSERVATORY 3.84m x 2.84m (12'7" x 9'4")

With Upvc double glazed panels to sides and rear aspects, Upvc double glazed double patio doors to front, three lamp light fitting with fan assist, ceramic tiled flooring and power points.



BEDROOM ONE (FRONT) 4.04m x 3.51m (13'3" x 11'6")

With double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points and built in double and single wardrobes providing ample domestic hanging space and storage space plus matching dressing table.



BEDROOM TWO (SIDE) 2.92m x 3.10m (9'7" x 10'2")

With double glazed window to side with inset Georgian pattern, artex to ceiling, pendant light fitting, power points, panelled radiator and recessed double wardrobe providing ample domestic hanging space and storage space.



MODERN SHOWER ROOM 2.92m x 1.93m (9'7" x 6'4")

With double glazed frosted window to rear with inset Georgian pattern, three spotlight fittings, extractor fan, fully aqua boarded in stone effect, modern chrome towel radiator, a white vanity sink unit with chrome mixer tap above, wet room flooring and a Triton electric shower.



EXTERNALLY



FORE GARDEN

With a gravelled pathway with mature shrubs leading to the front of the property, bounded by maintained hedges to borders concrete pathways, lawn sections, a raised patio area offering delightful views plus a further brick paved sitting area and access to;



SIDE GARDEN

Bounded by mature hedges to borders, lawn section, gravelled area, concrete pathways and access to;



REAR GARDEN

With mature hedges to borders, a concrete pathway leading alongside the property, views over countryside to the rear and access to;

BRICK GARAGE & OFF ROAD PARKING

With a gravelled driveway providing off road parking, mature hedge to border and access to a detached brick garage providing ample external storage space.



COUNCIL TAX

Band 'D' amount payable Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

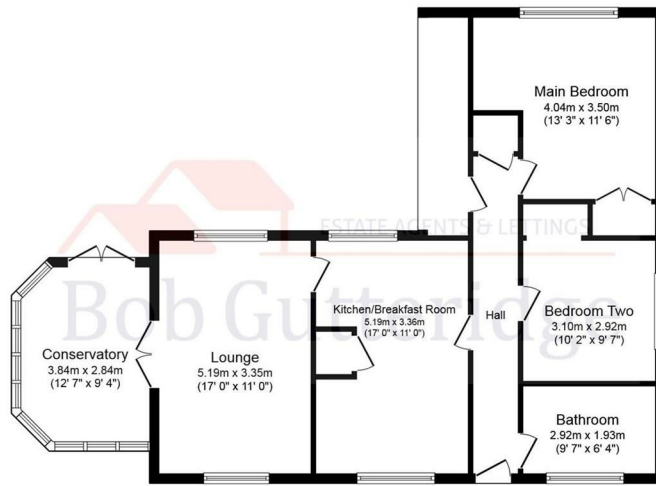
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of electricity, water are connected. The drainage to this property is connected to a septic tank.

VIEWING

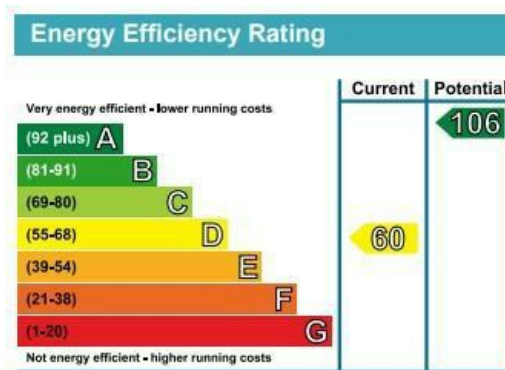
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Ground Floor

Total floor area 91.8 m² (988 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

