



£385,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

## Loggerheads Market Drayton

Burntwood View Loggerheads  
Market Drayton Shropshire

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**You are sure to be drawn to this superb family home like a moth to a flame!!! Sitting in a prime position on the edge of the highly desirable Burntwood Estate is this five bedroom, three bathroom detached property.** Approached via a paved footpath to the side of the property you enter the property via a composite front door which opens into the entrance hall. On the first floor there is a dining room with bay window to the front elevation, modern kitchen breakfast room which benefits from integrated appliances, utility room and WC and last but certainly not least is the impressive lounge with French doors opening onto the rear garden with a living flame gas fire being the focal point of the room. Moving up to the first floor you will find the master bedroom with a stunning en-suite, family bathroom and two further bedroom, one of which is currently used as a home office. The second floor offers to double bedrooms and yet another modern shower room. Externally there is a beautifully landscaped rear garden which boasts a decorative paved patio, lawned garden and mature hedges and borders. There is a double garage and driveway located to the side of the property with an access door located in the rear garden. This is a substantial property perfect for even the largest of families.

- Detached Family Home
- Split Over Three Levels
- Five Bedrooms
- Three Bathrooms
- Enclosed Rear Garden
- Driveway & Double Garage

You can reach us 9am to 9pm, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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### Entrance Hallway

Solid oak flooring, doors to kitchen, living room and dining room, stairs to the first floor with an under stairs storage cupboard, double radiator.

### Lounge 16' 7" x 15' 7" (5.05m x 4.75m)

A superb family living room having UPVC double glazed bay window with French doors leading to the rear garden, feature fireplace as a focal point of the room, radiator.

### Dining Room 13' 9" x 9' 4" (4.19m x 2.85m)

Double glazed UPVC bay window to the front elevation, radiator.

### Kitchen/Breakfast Room 19' 1" x 8' 11" (5.81m x 2.72m)

Karndean wood effect flooring, UPVC double glazed bay window to the front elevation, fitted kitchen with white wall, base and drawer units with work surface over, integrated cooker with extractor fan and integrated dishwasher. Having a second UPVC double glazed window to the side of the property, breakfast bar area, radiator.

### Utility room

Fitted with wall and base units with space and plumbing for washing machine and tumble dryer, access door to the rear garden.



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## Guest WC

Modern white suite comprising; low level WC and hand wash basin, double glazed window to the rear elevation, radiator.

## Master bedroom 16' 8" x 11' 7" (5.08m x 3.53m)

Having fitted wardrobes and fitted dressing space leading through to the en-suite., two double glazed windows to the rear elevation, radiator.

## En-suite 8' 6" x 7' 5" (2.59m x 2.26m)

Stunning modern and contemporary white four piece suite comprising; low level WC, hand wash basin set in vanity unit, floor standing bath and shower, double glazed window to the rear elevation, radiator.

## Bedroom Four 11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window to the front elevation, a single radiator, laminate flooring, radiator.

## Bedroom Five 8' 3" x 8' 2" (2.51m x 2.49m)

Double glazed window to the front elevation, laminate flooring, radiator.

## Family Bathroom 8' 2" x 6' 10" (2.49m x 2.08m)

Comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the rear elevation, radiator.

## 2nd Floor:

## Bedroom Two 17' 4" x 11' 5" (5.28m x 3.48m)

Dual aspect double glazed windows to the front and side elevations and a skylight enabling the room to be light and airy, two double radiators.

## Bedroom Three 16' 9" x 11' 4" (5.10m x 3.45m)

Dual aspect double glazed windows to the front and side elevations, two radiators.

## Shower Room

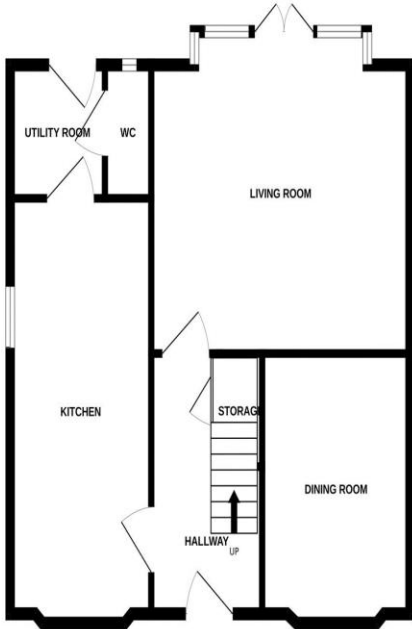
Light and bright comprising low level WC, hand wash basin and shower, radiator.

## Externally

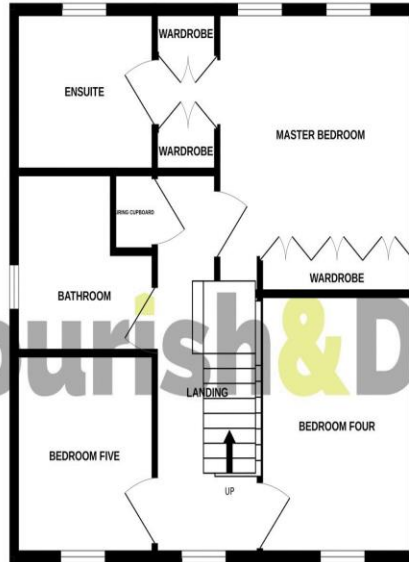
To the exterior is a fantastic paved area superb for entertaining and leading to a lovely landscaped lawn. There is a double garage to the rear of the property. Also with a garden to the side of the property suitable for entertaining having barbeque spaces. The property benefits from having a detached double garage.



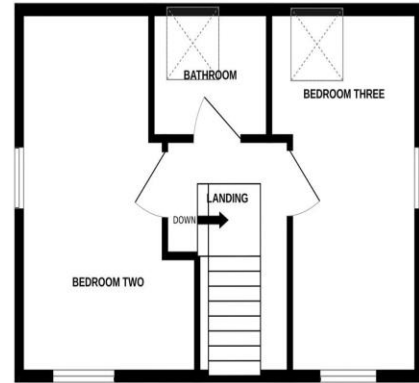
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(17-38)	F		
(1-16)	G		
Not energy efficient - higher running costs			80
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			



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