



Offers Around
£375,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Peplow Market Drayton

Mount Cottage Peplow
Market Drayton Shropshire



Are you 'mounting' up a pile of property particulars but none of them suitable? Well if your requirements are a rural location with 360 degree country views, a sizeable semi-detached with impressive master bedroom then this could be the last set of property details you need.

Located in the picture perfect village of Peplow, this three bedroom, three bathroom property has been extended to create an impressive family home. Accessed via a hardwood front door you are welcomed by a wonderful entrance hall with stairs leading up to the first floor. The lounge is a delightful reception room with an open plan design that flows through to a typical country kitchen and breakfast room. A door from the kitchen opens into a garden room with picture window enjoying views over the garden. A ground floor shower room has also been added as part of the extension. The first floor offers an extremely generously sized master bedroom with en-suite bathroom, two further double bedrooms and a family bathroom. The rear garden is laid to lawn established borders and with far reaching countryside beyond.

- Picture Perfect Rural Village Location
- Extended Semi-Detached Family Home
- Three Bedrooms, Three Bathrooms
- Country Style Kitchen
- 360 Degree Countryside Views
- Ample Driveway Parking

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

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

01630 658888

hellomarketdrayton@dourishandday.co.uk



Entrance Hallway 15' 7" x 7' 9" (4.75m x 2.37m)

An impressive entrance to the property having double doors through to the study/garden room and stairs up to the first floor, radiator.

Lounge 11' 9" x 15' 4" (3.58m x 4.68m)

Two windows to the front elevation, log burning fire with brick surround, tiled hearth and wooden mantle, wooden flooring, two radiators.

Breakfast Room 14' 11" x 8' 3" (4.54m x 2.51m)

Open plan design with lounge and kitchen, pantry and utility storage cupboards, wooden flooring, radiator.

Kitchen 16' 7" x 9' 3" (5.05m x 2.81m)

Fitted with modern base units with complementary quartz worksurface over which incorporates a sink unit and drainer with mixer tap, integrated electric oven and hob with extractor over, integrated dishwasher, window to the rear elevation and two skylights to the ceiling, UPVC glazed door giving access to the rear garden, wooden flooring.

Garden Room 11' 3" x 8' 6" (3.43m x 2.60m)

Large picture window overlooking the rear garden, skylight to ceiling, wooden flooring, radiator.



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

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

01630 658888

hellomarketdrayton@dourishandday.co.uk

Study 8' 1" x 6' 8" (2.47m x 2.04m)

Double doors through to entrance hall, wooden flooring. Open plan with garden room.

Ground Floor Bathroom 9' 9" x 9' 5" (2.97m x 2.87m) maximum measurements

Modern white suite comprising; low level WC, hand wash basin set in vanity unit and double walk in shower, ceramic tiled floor, radiator.

Bedroom One (Master) 17' 9" x 17' 1" (5.40m x 5.21m)

An impressive master bedroom having two windows to the front elevation and a window to the rear elevation, fitted wardrobes, under floor heating which extends into the en-suite.

En-Suite (Bedroom One - Master) 6' 9" x 8' 1" (2.07m x 2.46m)

Comprising; low level WC, hand wash basin set in vintage vanity unit with marble top and bath, window to the rear elevation, radiator.

Bedroom Two 10' 10" x 10' 8" (3.29m x 3.26m)

Having fitted wardrobes, window to the front elevation, radiator.

Bedroom Three 11' 7" x 9' 8" (3.52m x 2.95m)

Having a fitted wardrobe, window to the rear elevation, radiator.

Family Bathroom 10' 5" x 6' 10" (3.18m x 2.08m)

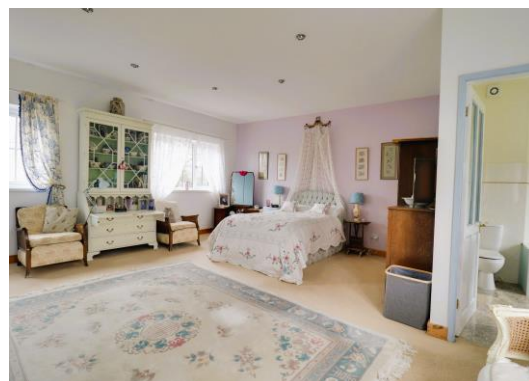
Modern white suite comprising; low level WC, hand wash basin set in vanity unit, and bath with shower over, window to the front elevation, wood flooring, radiator.

Externally

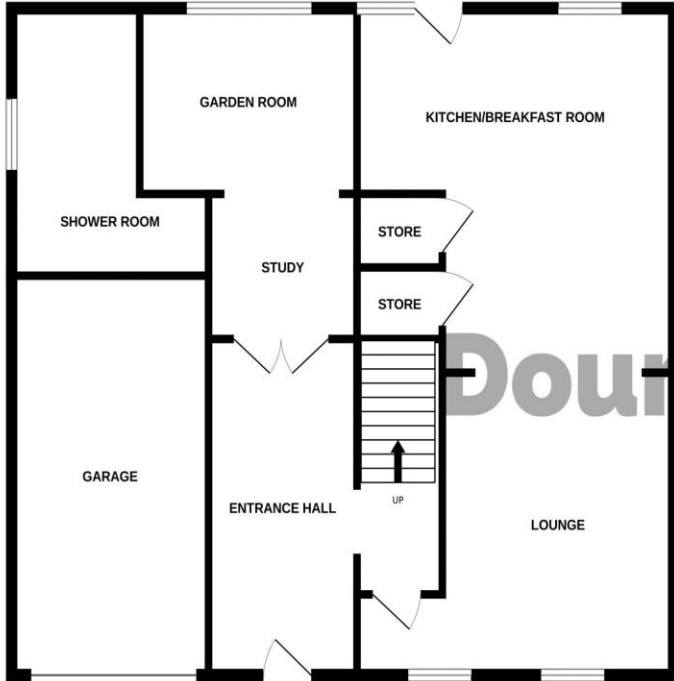
To the front of the property there is ample driveway parking for several vehicles which leads up to a single garage with double doors. Access to the side of the property leads round to the rear garden which enjoys views over the neighbouring countryside and is mainly laid to lawn with established hedges and borders.

ID Checks

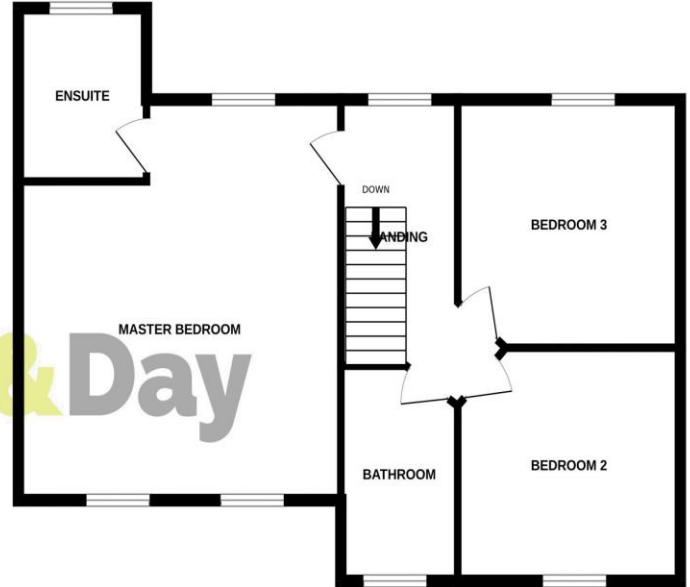
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



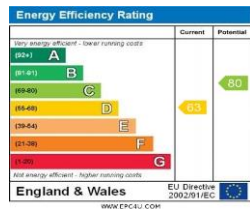
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

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

01630 658888

hellomarketdrayton@dourishandday.co.uk