



£375,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: D

Market Drayton

Shropshire Street
Market Drayton Shropshire



Haddon House is one of the more iconic buildings within Market Drayton offering lots of character both inside and out. The attractive frontage is just a sample of the traditional features which continues inside including Minton tiling hallway, sash windows to the lounge, feature fireplaces, traditional style bathroom and feature ceilings and ceiling light roses.

Comprising entrance hallway, two large reception rooms, fitted kitchen to the ground floor and the kitchen leads to the converted cellar. Upstairs there are three good sized bedrooms with the main bedroom having an ensuite and in addition is the family bathroom. Outside is an enclosed rear garden and parking to the rear. If you are looking for a home with both history and character then this won't disappoint.

- Iconic Period Detached House
- Lots Of Character Throughout
- Two Reception Rooms & Three Bedrooms
- Period Style Large Bathroom
- Rear Garden & Parking
- Walking Distance To The Town

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

Accessed via a solid wood front entrance door into a hallway with beautiful Minton style pattern tiled floor. Other features include ceiling light rose and stripped wooden doors to the two reception rooms and kitchen.

Lounge 20' 2" x 11' 8" (6.15m x 3.55m)

A lovely character room which has a period style fireplace with open fire with floral pattern tiling to the sides, ornate ceiling, two radiators, sash bay window to the front, window to the side and double glazed French doors to the rear.

Dining Room 14' 3" x 12' 4" (4.35m x 3.75m)

Another room full of character including log effect gas fire set within a brick chimney breast with stone hearth and solid wood mantel over. The floor is exposed and polished floorboards and to the front is a bay window with Georgian style tops.

Breakfast Kitchen 15' 10" x 9' 5" (4.83m x 2.87m)

Fitted with a range of base and wall with work surfaces to all sides incorporating a breakfast bar and inset single drainer sink unit and mixer tap plus tiled splash backs. Integrated appliances include five ring gas hob with stainless steel splash back up to the cooker hood and having electric oven below, there is also an integrated dishwasher. Radiator, double glazed window to the rear, double glazed door to the side and door to the cellar.



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Cellar 13' 9" x 12' 2" (4.20m x 3.71m)

Having whitewashed walls, radiator, flooring fitted plus power and lighting.

Landing

A return landing has a skylight above the staircase and there is a radiator. Matching stripped doors to all first floor rooms including bedrooms one and two. An inner landing area also has a radiator, window to the rear and further doors off to bedroom three and family bathroom.

Bedroom One 12' 2" x 12' 8" (3.70m x 3.86m)

A spacious double bedroom which has half height wood panel walls, fitted wardrobe with sliding mirror doors. Double glazed windows to the side and rear and door to the en-suite shower room.

En-Suite Shower Room 5' 3" x 4' 5" (1.61m x 1.34m)

Fitted with a tiled shower cubicle. wash basin with mixer tap and tiled splash back and low level WC. Radiator and double glazed window to the side.

Bedroom Two 9' 7" x 15' 9" (2.93m x 4.81m)

A further double bedroom with fitted double door airing cupboard housing the gas central heating boiler and further cupboard below. Loft access, radiator and double glazed window to the rear.

Bedroom Three 10' 1" x 11' 11" (3.08m x 3.63m)

Another generous sized bedroom with radiator and double glazed window to the front.

Family Bathroom 8' 0" x 9' 8" (2.44m x 2.94m)

A fantastic character style white suite in a large room comprising role top bath set on clawed feet legs, separate shower enclosure with electric shower, fluted pedestal wash basin and low level WC. Exposed beams to the ceiling, radiator and double glazed windows to the front and rear.

Outside Front

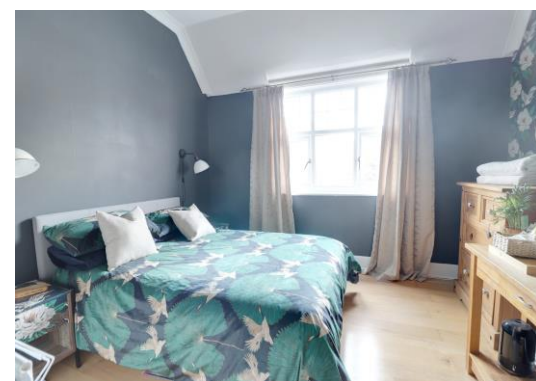
The home is set behind a forecourt front garden with railings and path to the front entrance door.

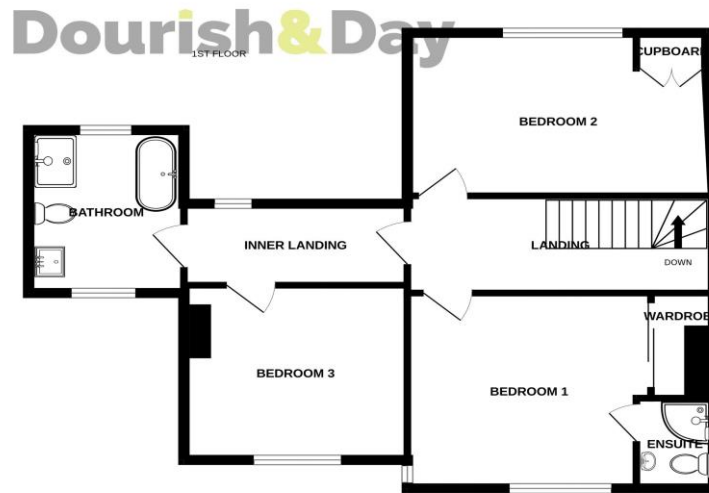
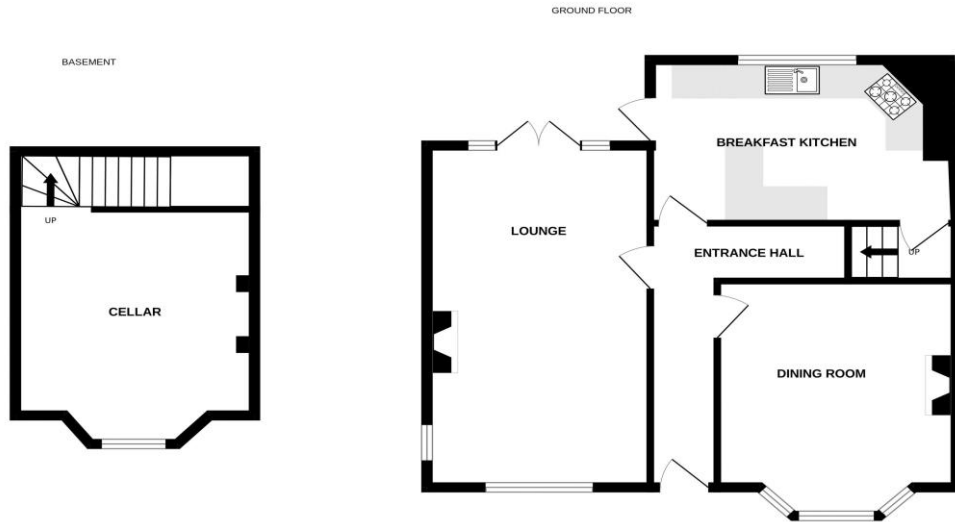
Outside Rear

The enclosed rear garden has a paved patio with raised planters separating the artificial lawn with decorative plum shale path. There is a gate to the side leading to the parking space.

Agents Note

We are informed that the driveway to the side is owned by the neighbour with rights of access for this property giving access to the parking behind the rear garden. The bathroom is a flying freehold over the driveway.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(69-81)		
B	(55-68)		8.2
C	(45-54)		
D	(35-44)		
E	(25-34)		
F	(15-24)	4.7	
G	(1-14)		

EU energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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