



£325,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **D**

## Market Drayton

Stuart Way  
Market Drayton Shropshire



*If you are looking for a home with a big garden for the family, then this is a perfect opportunity for you. Located on a corner of the development with an additional lawned side garden which is ideal for a young family to play.*

The home has also been reconfigured and has a more open plan feel to it. Comprising entrance hall with guest WC off, large lounge, open plan dining kitchen which originally was three rooms. Upstairs there are four bedrooms with the master bedroom having an en-suite shower room and a family bathroom. As well as the large side garden there is a double width frontage with lawn and enclosed rear garden with decking, pergola and raised planters.

- Modern Detached House
- Additional Large Side Garden
- Four Bedrooms, Bathroom & En-Suite
- Lounge & Dining Kitchen
- Four Bedrooms
- Guest WC, En-Suite & Family Bathroom

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

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## Entrance Hallway

Approached through a double glazed front entrance door having stairs to the first floor. Radiator with decorative cover. The hallway is open plan to the dining kitchen and lounge and door to both the garage and guest WC.

## Guest WC

Fitted with a contemporary style dual flush low level WC and wash basin with mixer tap. Wall mounted gas boiler.

## Lounge 11' 8" x 15' 2" (3.55m x 4.63m)

A spacious room having an attractive fireplace and hearth housing a pebble effect gas fire. Two radiators and two double glazed windows to the rear.

## Kitchen & Dining Area 26' 8" x 8' 0" (8.12m x 2.43m)

Fitted with a range of base units with draw tops and wood block work surfaces over to two sides incorporating a one and a half bowl and mixer tap. Tiled splash backs up to the matching wall cupboards which include a cooker hood above an integrated five ring gas hob. Separate double oven and space for a dishwasher. Inset ceiling spot lighting, double glazed window to the front. The



dining area has a radiator and double glazed French doors leading into the rear garden.

## First Floor Landing

Loft access, airing cupboard and doors off to the four bedrooms and family bathroom.

### Bedroom One 13' 5" x 11' 1" (4.10m x 3.39m)

Radiator and double glazed window to the front.

### En-suite (Bedroom One) 5' 10" x 6' 0" (1.78m x 1.84m)

Fitted with a shower enclosure with mains fed shower, vanity wash basin with cupboard below and low level WC. Radiator and double glazed window to the front.

### Bedroom Two 13' 0" x 7' 11" (3.96m x 2.42m)

Radiator and double glazed window to the rear.

### Bedroom Three 10' 10" x 8' 11" (3.30m x 2.73m)

Radiator and double glazed window to the rear.

### Bedroom Four 9' 0" x 9' 1" (2.75m x 2.76m)

Radiator and double glazed window to the front.

### Bathroom 7' 7" x 6' 2" (2.32m x 1.88m)

Fitted with a panel bath with hand held shower mixer tap, pedestal wash basin and low level WC Tiling around the suite areas, radiator and double glazed window to the rear.

## Outside Front

The home has a double width tarmac driveway and lawn. There is a gate to the side which leads onto a large lawned side garden which has laurel hedge screening, established tree and further gate to the rear garden.

## Outside Rear

Adjacent to the home is a decking area with pergola over with established vines. There is also a lawn and various raised planters.

### Integral Garage 14' 4" x 8' 6" (4.36m x 2.58m)

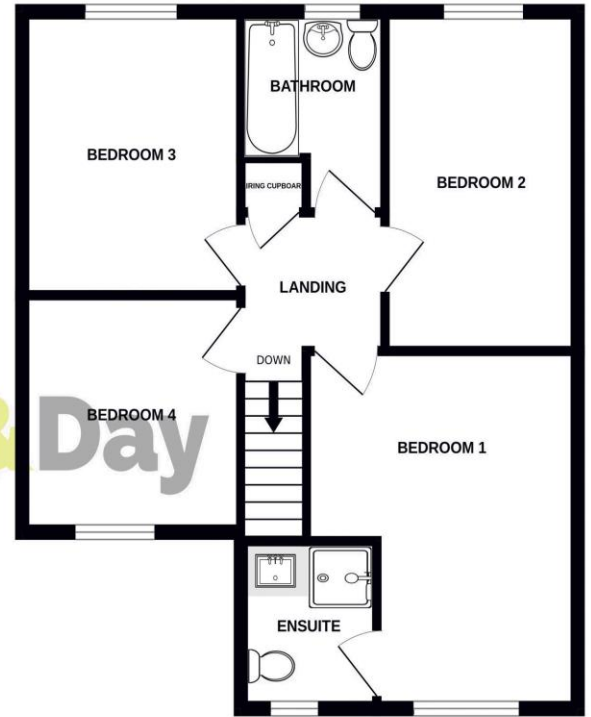
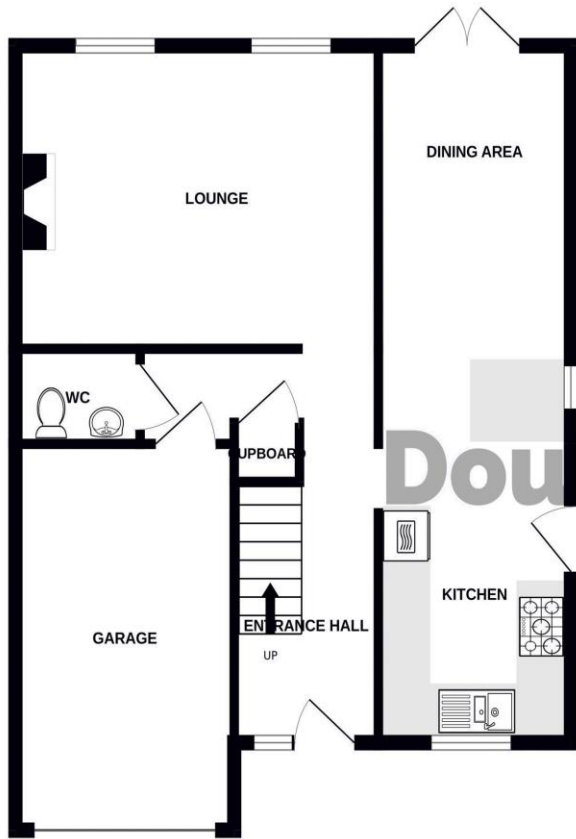
A section of the garage has now been incorporated within the home however the remaining garage offers ample useful storage and retains the up and over door, power, and lighting.



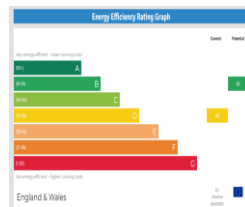


GROUND FLOOR

1ST FLOOR



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