



Offers Over £400,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: E

Market Drayton

Orwell Road
Market Drayton Shropshire



We could write chapter and verse about this home in Orwell Road but we will keep it brief so that you can contact us to book your viewing. This almost new detached home offers a fantastically presented home which has been well looked after and offers sizeable family accommodation.

The entrance hallway has a guest WC off, door through to the large bay fronted lounge, separate versatile study which is ideal for a work from home space but it is the fantastic extensively fitted family dining kitchen that will WOW you the most as there is a walk in box bay with French doors which extends the living/dining area. A separate utility completes the down stairs accommodation. Upstairs there are four generous sized bedrooms with the master bedroom having a contemporary en-suite shower room plus family bathroom which also has a separate shower from the bath. There is parking to the side, separate garage and low maintenance rear garden.

- Beautifully Presented Detached House
- Four Bedrooms
- Two Reception Rooms & Large Dining Kitchen
- Separate Utility & Guest WC
- Family Bathroom & En-Suite
- Gardens, Driveway & Detached Garage

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Entrance Hallway

Accessed through a composite double glazed front entrance door leading into the hallway with inset ceiling spot lighting, stairs to the first floor and radiator.

Guest WC

Fitted with a contemporary white suite comprising low level WC and pedestal wash basin with splash back. Radiator and door off to the under stair store cupboard.

Lounge 17' 8" x 12' 2" (5.38m x 3.70m)

A spacious reception room which has two radiators and double glazed bay window to the front with shutter blinds.

Study 9' 6" x 7' 5" (2.89m x 2.27m)

Radiator and double glazed window to the front with shutter blinds.

Dining Kitchen 11' 2" x 20' 1" (3.40m x 6.11m)

A large and extensively fitted kitchen with family. Fitted with a range of base and wall units, work surfaces to three sides incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap and tiled splash backs. Integrated appliances include four ring gas hob with pan drawers below and cooker hood over, electric double oven, fridge freezer and dishwasher. Inset ceiling spot lighting and double glazed window to the rear. To the



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dining/family area is an extended box bay recess with floor to ceiling glass panels each side of the double glazed French doors to the rear and radiator.

Utility 8' 3" x 5' 2" (2.51m x 1.57m)

Fitted with base and wall units, work surfaces to two sides, inset stainless steel sink unit, drainer and mixer tap. Spaces below the worktops for a washer and dryer. Gas central heating boiler and half glass double glazed door to the side.

Landing

Doors off to the four bedrooms and family bathroom.

Bedroom One 13' 0" x 12' 2" (3.96m x 3.70m)

Having both fitted triple door wardrobe and built in triple door wardrobes, radiator and double glazed window to the front with shutter blinds.

En-Suite Shower Room 7' 2" x 4' 6" (2.18m x 1.38m)

Fitted with a contemporary white suite comprising tiled shower cubicle with mains fed shower, pedestal wash basin and low level WC. Tiled splash backs, inset ceiling spot lighting, heated towel rail and double glazed window to the side.

Bedroom Two 9' 5" x 13' 3" (2.87m x 4.05m)

A generous sized bedroom which has a radiator and double glazed window to the front with shutter blinds.

Bedroom Three 9' 9" x 9' 9" (2.97m x 2.97m)

A further good sized bedroom with radiator and double glazed window to the rear.

Bedroom Four 10' 0" x 8' 0" (3.05m x 2.43m)

Radiator and double glazed window to the rear.

Family Bathroom 8' 9" x 7' 5" (2.67m x 2.27m)

Fitted with a contemporary white suite comprising panel bath, separate tiled shower cubicle with mains fed shower, pedestal wash basin and low level WC. Part tiled walls, heated towel rail and double glazed window to the rear.

Outside Front

The home is set behind a decorative stone covered area with established grasses. To the side is a tarmac drive way to the detached garage.

Detached Garage 17' 2" x 9' 9" (5.24m x 2.97m)

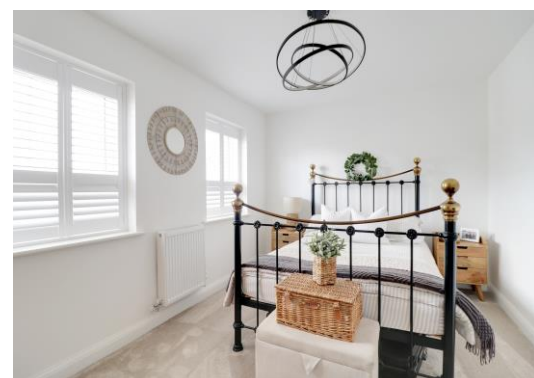
Up and over door, power and lighting.

Outside Rear

The enclosed rear garden is designed for low maintenance and includes a porcelain tiled sun terrace with raised planted borders and artificial lawn. A further porcelain tiled terrace to the rear of the garage. A gate to the side leads to the driveway.

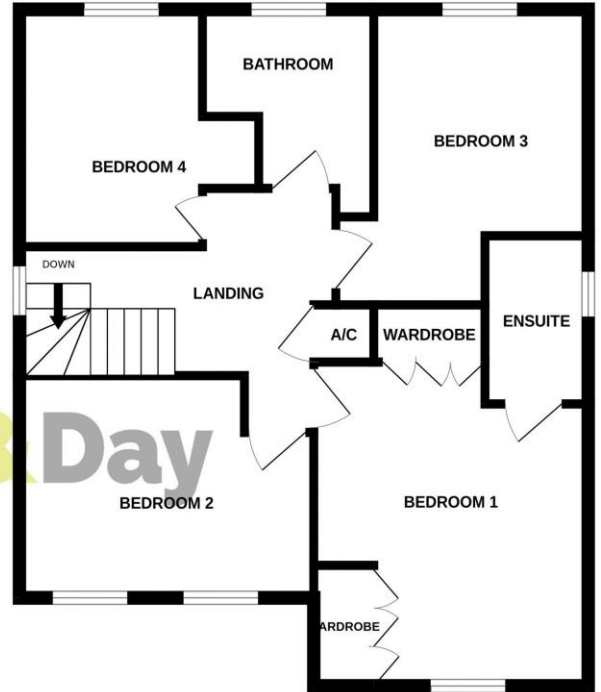
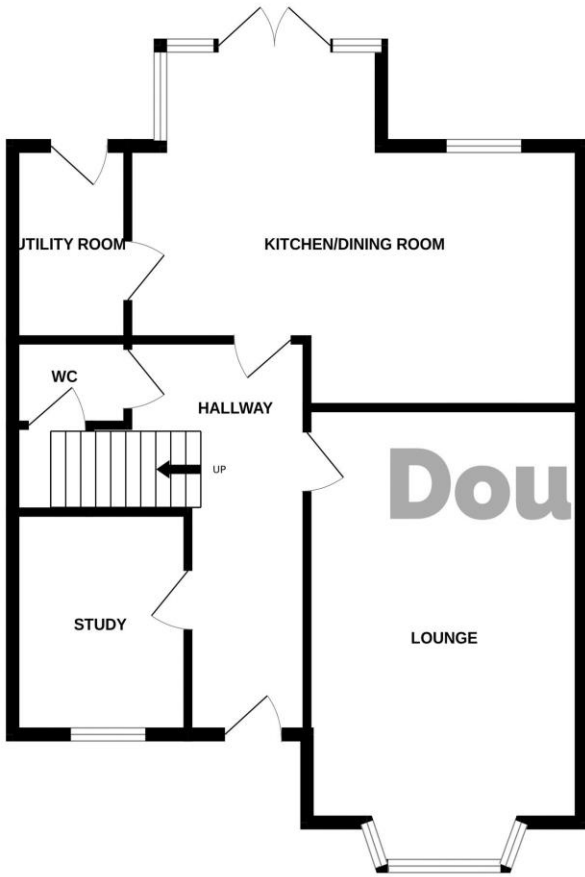
Service Charge

There are a number of communal areas within the development and therefore there is a service charge. The current charge is £156.58 per annum.

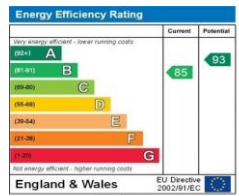


GROUND FLOOR

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.
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