



£725,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: G

Ashley Heath Market Drayton

Pinewood Road Ashley Heath
Market Drayton Shropshire



Location! Location! Location! As you drive up the long driveway and this Tudor style detached home comes into view you are bound to instantly fall in love. Set in fantastic private mature gardens to all sides with hardwood double glazed windows throughout, the home offers lots of space both inside and out.

The home comprises entrance porch, reception hallway with guest WC off, large lounge with archway to a separate dining room, breakfast kitchen, utility and side entrance hallway. Upstairs there are four large double bedrooms with the master bedroom having an ensuite plus large family bathroom. As well as established private gardens, there is lots of parking plus a detached double garage. A home like this is rare to find and is bound to be popular so book your viewing soon.

- Fantastic Tudor Style Detached House
- Exceptionally Private Location, Mature Gardens
- Two Reception Rooms & Breakfast Kitchen
- Four Large Double Bedrooms
- Family Bathroom, En-Suite & Guest WC
- Long Driveway & Double Garage

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Entrance Porch

Having front entrance door with side panels, tiling to the floor and glazed door to the hallway.

Hallway

Having wooden floor which continues into the lounge and dining room, stairs to the first floor with under stair store cupboard and radiator.

Lounge 24' 1" x 14' 0" (7.35m x 4.27m)

A large reception room with beams to the ceiling, stone fireplace and chimney breast extending to the sides incorporating shelving. Wood burner, four wall light points, three radiators, double glazed bay window to the front, double glazed window to the side and double glazed French doors to the rear.

Dining Room 11' 8" x 12' 11" (3.56m x 3.94m)

An archway from the dining room or a door off the hallway lead into the dining room which has a radiator and double glazed window to the rear,



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Breakfast Kitchen 16' 9" x 12' 10" (5.10m x 3.90m)

The spacious breakfast kitchen has an extensive range of base and wall units with work surfaces to two sides and inset one and a half bowl single drainer sink unit and mixer tap. Integrated appliances include electric double oven with microwave over and dish washer with further space for a fridge freezer. Inset ceiling spot lighting, radiator, double glazed window to the rear and doors off to the utility and side hall.



Utility 6' 8" x 7' 0" (2.02m x 2.14m)

Work surface with inset circular sink with mixer tap. Space below for a washer and dryer, tiling to the walls and floor, oil central heating boiler and double glazed windows to the front and side.

Side Hallway 8' 8" x 7' 0" (2.63m x 2.13m)

An alternative entry into the house with wooden side entrance door, radiator, tiling to the floor and double glazed windows to the front and rear.



Landing

A spacious landing area servicing the four double bedrooms and family bathroom. Off the landing is an airing cupboard and loft access.

Bedroom One 15' 1" x 12' 11" (4.60m x 3.94m)

A large double bedroom with two over bed wall lights. Radiator and double glazed window to the front.



En-Suite 7' 8" x 6' 2" (2.33m x 1.88m)

Fitted with a corner shower enclosure having a steam and multi jet spa shower, vanity wash basin with shelf over incorporating the cistern to the low level WC. Tiling to the walls and floor, inset ceiling spot lighting, heated towel rail and double glazed window to the front.

Bedroom Two 12' 1" x 13' 11" (3.69m x 4.25m)

A spacious and bright room with radiators and two double glazed window to the front and double glazed window to the side.

Bedroom Three 11' 10" x 11' 2" (3.60m x 3.40m)

Another double bedroom with fitted wardrobes to the full length of one wall, radiator and double glazed window to the rear.

Bedroom Four 11' 9" x 13' 11" (3.57m x 4.25m)

Yet another double bedroom with radiator and double glazed window to the rear.



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Family Bathroom 7' 8" x 12' 10" (2.33m x 3.91m)

A large bathroom which has Jacuzzi spa bath, corner shower enclosure having a steam and multi jet spa shower, half pedestal wash basin and low level WC. Inset ceiling spot lighting, tiling to the walls and floor, two heated towel rails and double glazed window to the rear.

Outside Front

The home is located at the very end of a long service road eventually leading onto a long private drive for The Tudors. The gardens throughout the plot are heavily screened by established shrubberies and conifers. To the front is a lawned garden which extends to the side of the home and two tall trees. There is extensive parking and areas ideal for the turning of a vehicle and giving access to the detached double garage. There are two stone paved terraces which continue to the full width of the home and to the side leading to the rear garden. There are also four traditional coach lights.



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Detached Double Garage 19' 6" x 19' 5" (5.94m x 5.91m)

Having two up and over doors, double glazed windows to two sides, power and lighting.

Outside Rear

The private rear garden has a stone paved sun terrace with adjacent rose bed leading onto the large shaped lawn with laurel hedges and a variety of established trees and conifers. To one corner is a garden shed.



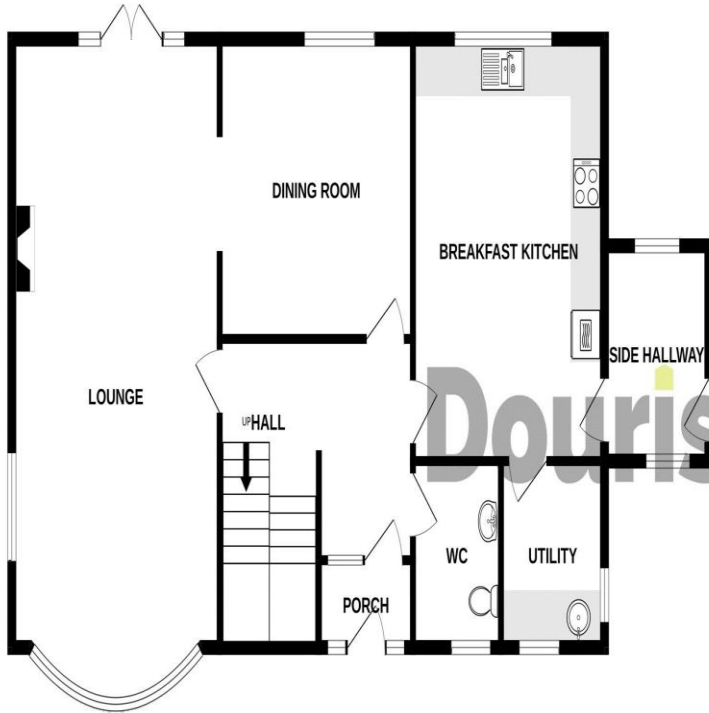
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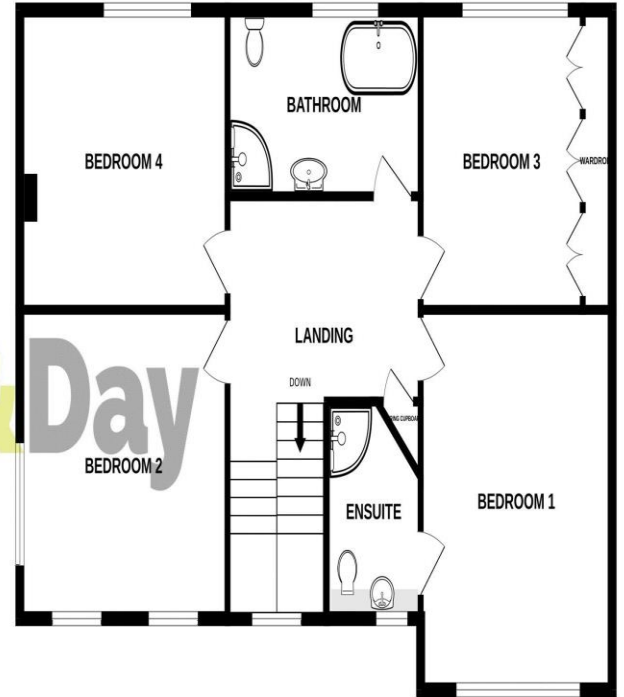
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
* Best energy efficiency - lowest running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
* Best energy efficiency - highest running costs			
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