



Offers in the Region
Of £425,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💰 COUNCIL TAX BAND: **F**

Market Drayton

Sloan Way
Market Drayton Shropshire

🛏️ **5** 🚿 **3** 🛋️ **2**

If space is top of your list and other modern detached houses aren't giving you the room you desire, then head over to Sloan Way as this five bedroom, three storey detached house made for you.

There will be no fighting over the larger bedrooms as this has four generous sized doubles and even the fifth is not much smaller. The stylish and well maintained home is located towards the corner of the road, set in a small block paved area of just three properties facing a small green to the front making it ideal for young children. There is lots of parking and double garage. Comprising hallway, large lounge, dining room, extensively fitted kitchen with granite work tops, separate utility and guest WC. To the first floor there are three bedrooms including master bedroom with dressing area and En-suite plus family bathroom. The top floor has a large bedroom, bedroom five which is currently used as a dressing room and shower room.

- Large Three Storey Detached House
- Five Double Bedrooms, Two En-Suites
- Two Reception Rooms
- Extensively Fitted Dining Kitchen
- Separate Utility & Guest WC
- Double Garage & Enclosed Rear Gardens

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

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

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Entrance Hallway 0' 0" x 0' 0" (0m x 0m)

Accessed through a composite double glazed front entrance door, stairs to the first and radiator. Doors off to the lounge, dining room, kitchen/diner and guest WC.

Guest WC

Fitted with a corner pedestal wash basin and low level WC. Half height wall design tiling to the walls and radiator.

Living Room 21' 7" x 11' 8" (6.58m x 3.56m)

A generous sized lounge having radiator and double glazed bay windows to the front and double glazed French doors to the rear.

Dining Room 10' 2" x 9' 11" (3.1m x 3.02m)

Radiator and double glazed bay window to the front.



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Kitchen & Dining Space 16' 9" x 13' 4" (5.11m x 4.06m)

Fitted with a range of base and wall units, granite work surfaces and inset sink with mixer tap and granite etched drainer. Integral appliances include six ring gas hob with stainless steel splash back up to the cooker hood over, eye level double oven, side by side fridge and freezer and dishwasher. Double glazed window to the rear., two double glazed skylights to the rear and double glazed French doors to the rear garden.



Utility Room 6' 4" x 5' 0" (1.93m x 1.52m)

Fitted with base and wall units plus granite work surfaces to match those of the kitchen, sink unit, etched drainer and mixer tap. Spaces for a washing machine and dryer. Wall cupboard housing the gas central heating boiler. Radiator and double glazed door to the rear.



First Floor Landing

Stair from the hallway and further stairs to the second floor. Doors off to the three bedrooms and family bathroom on this level. Radiator and double glazed window to the front.

Bedroom One 12' 11" x 11' 9" (3.94m x 3.58m)

A generous sized bedroom suite with radiator and double glazed window to the front. Off the main bedroom is a dressing area with built in wardrobes and further double glazed window to the rear. Door off to the en-suite shower room.

Bedroom One En-Suite 8' 5" x 4' 8" (2.57m x 1.42m)

Fitted with a walk in shower enclosure, pedestal wash basin and low level WC. Part tiling to the walls around suite area, heated towel rail and double glazed window to the side.



Bedroom Three 11' 3" x 9' 9" (3.43m x 2.97m)

Another double bedroom with radiator and double glazed window to the rear.

Bedroom Four 9' 9" x 10' 1" (2.98m x 3.07m)

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

Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)

Fitted with a white suite comprising panel bath with mains fed shower over, pedestal wash basin with mixer tap and low level WC. Part tiling to the walls around suite area, heated and double glazed window to the rear.





Second Floor Landing

Doors off to the two bedrooms and shower room. Double glazed window to the rear.

Bedroom Two 16' 1" x 13' 0" (4.89m x 3.96m)

A large bedroom with radiator and double glazed windows to the front and rear.

Bedroom Five 11' 11" x 9' 4" (3.62m x 2.84m)

Currently used as a dressing room and having radiator and double glazed window to the front.

Shower Room 8' 4" x 4' 8" (2.55m x 1.43m)

Fitted with a tiled shower cubicle, pedestal wash basin with mixer tap and low level WC. Tiling around the suite area, heated towel rail and double glazed window to the rear.



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Outside Front

The home is set behind a block paved service driveway which belongs to the property also providing access to the neighbouring two properties leading onto a further double width drive to the front of the detached double garage.

Double Garage 17' 3" x 18' 9" (5.25m x 5.71m)

A brick built double garage with two up and over doors, power and lighting.

Outside Rear

A gate to the side and French doors off the kitchen and lounge lead onto a patio area. The garden is partially lawned and also has a L shaped composite decking.



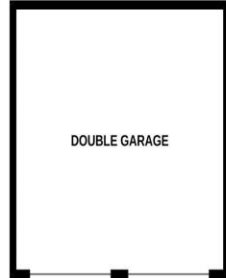
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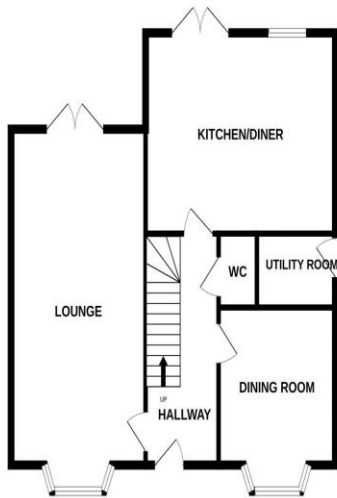
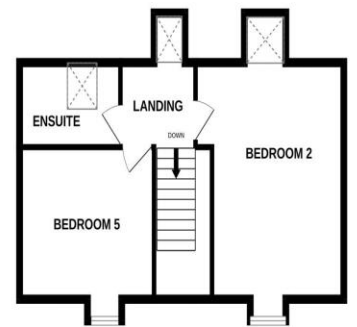
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
<small>Energy efficiency class (lower is better) - lower is better</small>			
92+	A		85
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
<small>England & Wales</small>			
<small>EU Directive 2002/91/EC</small>			
<small>www.epca.gov.uk</small>			

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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