



£260,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

Market Drayton

Country Meadows
Market Drayton Shropshire



Take a leisurely walk in the 'country meadows' and you will find this perfect detached bungalow which is located on a corner plot, but don't be too leisurely or it will be gone before you get there. Offered with no onward ward and ready to move straight into, the bungalow is located facing a lovely small green.

Comprising entrance hall, lounge with archway to the dining room, large conservatory, fitted kitchen, two bedrooms each with built in wardrobes and bathroom with contemporary suite. Outside there are gardens to three sides including the enclosed rear garden, double width driveway, carport and detached garage. Don't let the grass grow under your feet, call and book your viewing.

- Modern Detached Bungalow
- Lounge, Archway To Dining Room & Conservatory
- Two Bedrooms, Each With Wardrobes
- Fitted Kitchen & Contemporary Bathroom
- Corner Plot, Carport & Detached Garage
- No Onward Chain, Corner Plot Position Overlooking The Green

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

An L shaped hallway which is accessed through a double glazed front entrance door and having a built in cupboard, separate airing cupboard, loft access and doors off to the two bedrooms, lounge, kitchen and family bathroom.

Lounge 13' 11" x 10' 4" (4.24m x 3.15m)

Having fire surround with marble effect inset and hearth and coal effect gas fire. Radiator, double glazed box bay window and archway to the dining room.

Dining Room 8' 5" x 9' 9" (2.57m x 2.98m)

Radiator and double glazed patio doors to the conservatory.

Conservatory 17' 6" x 8' 0" (5.33m x 2.44m)

A double glazed conservatory set on low brick walls, tiling to the floor, radiator and double glazed French doors to the rear.



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Kitchen 9' 9" x 11' 9" (2.98m x 3.57m)

Fitted with a range of base units with drawer tops and work surfaces over to four sides. Matching wall units, inset stainless steel sink unit, drainer and mixer tap, tiled splash backs and cooker hood. Spaces for a range of appliances below the work tops. Tiling to the floor, gas central heating boiler, radiator and double glazed door and window onto the conservatory.

Bedroom One 12' 10" x 11' 4" (3.90m x 3.46m)

Having fitted wardrobes, radiator and double glazed window to the rear.

Bedroom Two 9' 8" x 11' 5" (2.94m x 3.47m)

Having fitted wardrobes, radiator and double glazed window to the front.

Family Bathroom 7' 1" x 5' 6" (2.15m x 1.67m)

Fitted with a contemporary white suite comprising panel bath with electric shower over, vanity wash basin with double cupboard below and low level WC. Part tiling to the walls around suite area, heated towel rail and double glazed window to the front.

Outside Front

The home is located on a corner plot with lawned front garden which extends to the side of the bungalow with rockery to one corner. There is a service driveway providing access to this property and two other neighbouring homes. A driveway extends to the side below a carport to a detached garage.

Detached Garage 17' 11" x 8' 2" (5.45m x 2.50m)

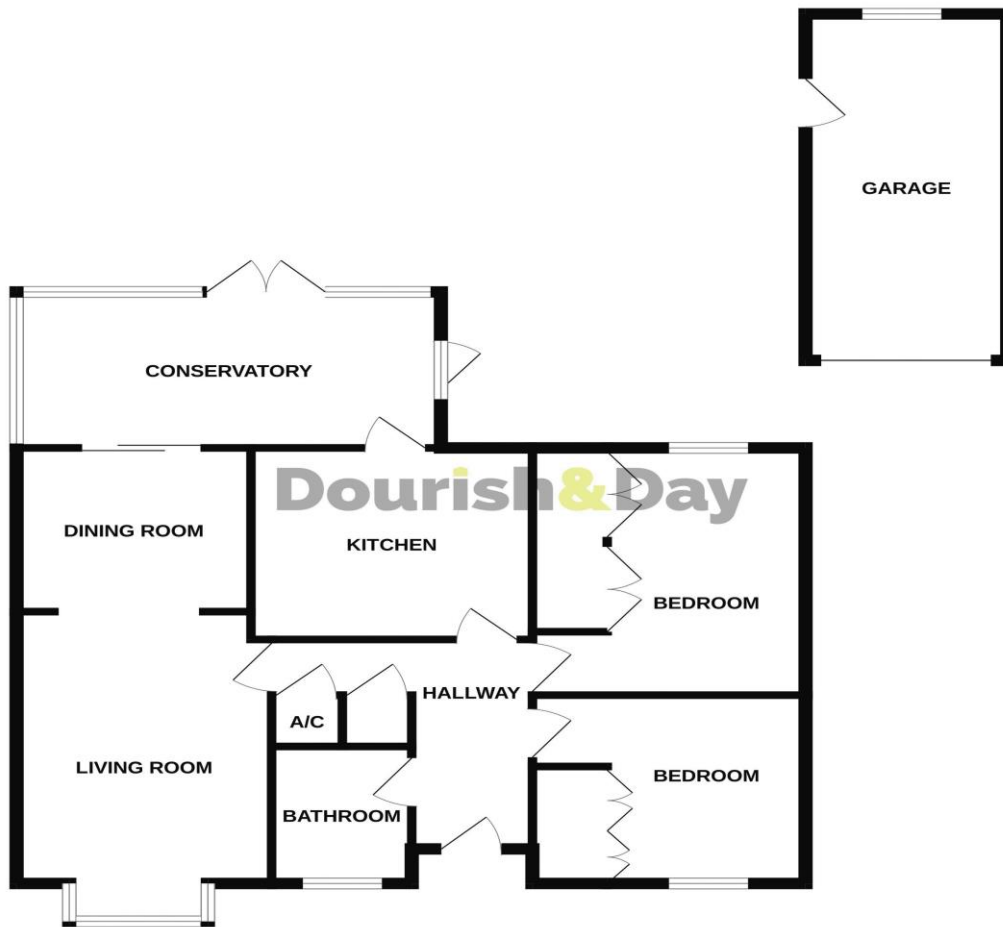
Up and over door, power, lighting, door to the rear garden and double glazed window to the rear.

Rear Garden

There is an enclosed rear garden which has a patio and is mostly lawned.



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-101	A		
81-91	B		83
69-80	C	67	
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



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