



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

Market Drayton

Annefield Close
Market Drayton Shropshire



They say never judge a book by its cover, well that is definitely the case with this fantastic detached family house. Don't get me wrong, as you approach the home you will be impressed by the location at the head of a cul-de-sac, the wide and long driveway offering lots of off road parking and the double garage but only when you go inside will you appreciate the accommodation on offer, especially the addition of a large family room and the wide rear garden which wraps around the side of the ever widening plot. Comprising entrance hall with guest WC off, lounge, study, open plan kitchen/diner leading into the huge family room and separate utility. Upstairs there are four generous sized bedrooms, en-suite and family bathroom. If you are finding some modern detached houses missing that extra space, both inside and out, then this is bound to be the one for you.

- Extended Four Bedroom Detached House
- Large Open Plan Family Room, Lounge & Study
- Open Plan Kitchen/Diner, Separate Utility
- Guest WC, En-Suite & Family Bathroom
- Double Garage, Gardens To Three Sides
- Walking Distance Of The Town Centre

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

Approached through a half glass double glazed front entrance door leading into a L shaped hallway with store cupboard, access to the garage and store cupboard. Spindle staircase to the first floor, doors off to the lounge, study, guest WC and open plan dining kitchen and radiator.

Guest WC

Fitted with a low level WC and vanity wash basin with tiling to the walls and floor and radiator.

Lounge 17' 0" x 11' 11" (5.19m x 3.64m)

A 'hole in the wall' log effect gas fire is the focal point of the room which also has a double glazed window to the front and radiator.

Study 10' 9" x 7' 3" (3.27m x 2.2m)

A useful and versatile room which has a double glazed window to the front and radiator.

Kitchen & Dining Area 11' 1" x 26' 1" (3.37m x 7.95m)

Fitted with a range of recently refurbished base and wall units including wide pan drawers, work surfaces to all sides incorporating a breakfast bar and tiled splash backs. Inset one and a half bowl stainless steel sink unit, drainer and mixer tap. Integrated appliances includes a four ring induction hob with cooker hood over, separate double oven, dish washer and fridge freezer. Door off to the utility room and open plan to the dining area which also has double glazed patio doors to the rear garden and radiator. The dining area is open plan to the impressive family room.



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Family Room 17' 3" x 17' 1" (5.27m x 5.2m)

This addition to the property is an impressive hub of the home fit for the largest of families and perfect for entertaining. The wood panel vaulted ceiling has four double glazed skylight windows provided the feel of even more space filled with natural light. The focal point of the room is a wonderful wood burner with chrome flue and wide patio doors lead onto the rear garden.

Utility Room 6' 5" x 8' 7" (1.95m x 2.62m)

Fitted with a recently refurbished range of wall cupboards and work surface with spaces below for a washing machine and dryer. Tiling to the floor, double glazed door and window to the side and radiator.

First Floor Landing

Having doors off to the four bedrooms, family bathroom and airing cupboard. Double glazed window to the front and radiator.

Bedroom One 13' 4" x 12' 0" (4.07m x 3.66m)

A generous sized double bedroom which has fitted wardrobes with central dressing table and overhead cupboards. Double glazed window to the front and radiator.

En-Suite (Bedroom One) 8' 6" x 4' 1" (2.6m x 1.24m)

Fitted with a white suite comprising low level WC, vanity wash basin with mixer tap and shower enclosure. Tiling to the walls and floor, inset ceiling spot lighting, double glazed window to the side and heated towel rail.

Bedroom Two 13' 7" x 10' 9" (4.14m x 3.27m)

A further double bedroom with built in wardrobes having sliding doors. Double glazed window to the rear and radiator.

Bedroom Three 7' 10" x 15' 0" (2.4m x 4.56m)

A further double bedroom with built in wardrobes, double glazed window to the rear and radiator.

Bedroom Four 11' 4" x 7' 4" (3.46m x 2.24m)

Double glazed window to the front and radiator.

Family Bathroom 6' 8" x 11' 11" (2.03m x 3.62m)

Fitted with a four piece white suite comprising low level WC, vanity wash basin with mixer tap and adjacent vanity shelf, corner bath and separate shower enclosure. Tiling to the walls and floor, double glazed window to the side and heated towel rail.

Front Garden

The home is located in the corner of a cul-de-sac which is ideal for families and has a long tarmac driveway which widens to the approach to the double garage offering lots of off road parking. There is a lawned front garden and rockery and a gate to the side leads to the rear garden.

Rear Garden

There is a wide rear garden which wraps around to the side. The garden is mostly lawned and also has a paved patio and corner sun terrace screened by established trees. There is a selection of mature blossom trees and magnolia tree.

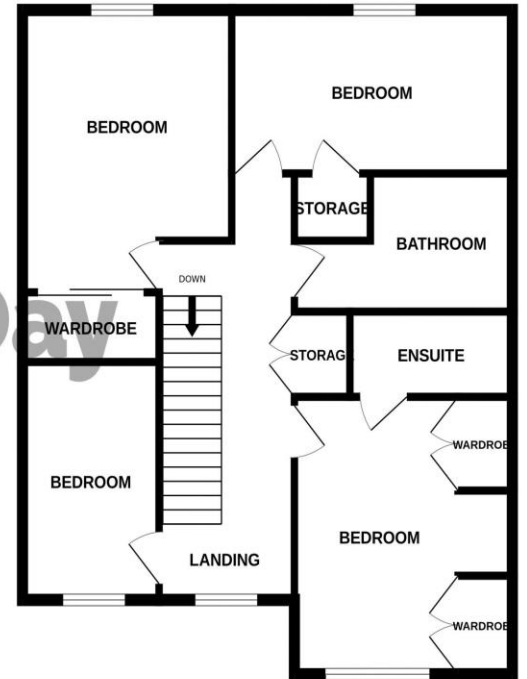
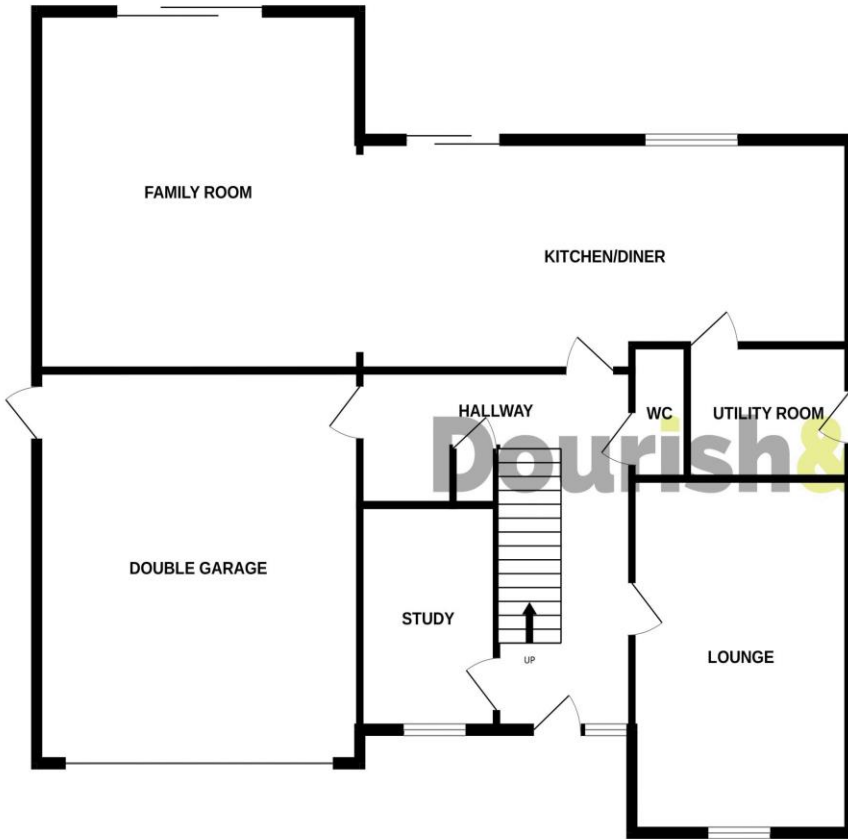
Double Garage 18' 10" x 17' 2" (5.75m x 5.23m)

Having a double up and over door, door to the side, gas central heating boiler and door to the side.



GROUND FLOOR

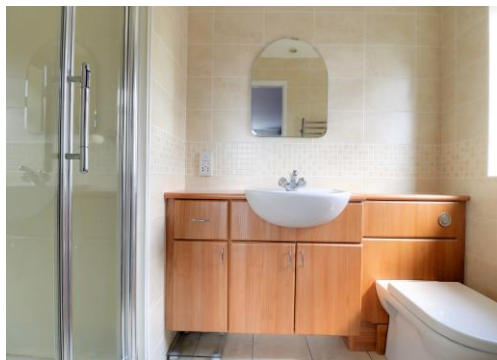
1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
		71	80

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