



Offers Over £500,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: F

Market Drayton

Frogmore Road
Market Drayton Shropshire



If you are searching for a large modern detached family house within walking distance of the town then take a short leap to Frogmore Road where we have a stunning detached house set back from the road behind a private driveway leading to two lovely modern homes.

The property has large rooms throughout thanks to the three storey accommodation which comprises entrance hallway with walk in cloaks cupboard and guest WC, spacious bay fronted lounge with wood burner fire, stunning dining kitchen/family room with contemporary fittings and appliances with central island and large utility off. To the first floor are four of the five bedrooms including large master bedroom with en-suite and family bathroom. The top floor has a further large bedroom with en-suite. Overall the accommodation will suite the larger or growing family. Outside there is parking to the front and double garage and to the rear is an enclosed and has extensive patio and lawn.

- Impressive Large Three Storey Detached House
- Five Bedrooms & Three Bathrooms
- Large Kitchen/Family Room & Lounge
- Large Separate Utility & Guest WC
- Parking & Double Garage
- 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

Accessed via a double glazed composite front entrance door with glazed side panel and inset ceiling spot lighting. Useful walk in cloaks cupboard off.

Guest WC

Fitted with a contemporary half pedestal wash basin and low level WC. Extractor fan and double glazed window to the side.

Lounge 14' 3" x 18' 10" (4.34m x 5.74m)

A spacious room which has a wood burner set on a stone hearth. Double glazed box bay window to the rear and double glazed window to the side.

Open-Plan Family Room, Kitchen & Dining Area 29' 4" x 11' 8" (8.94m x 3.56m)

Without doubt the family hub of the home which offers versatile areas including dining and relaxing. To the kitchen area is an extensive range of stylish contemporary base and wall units with granite work tops, inset sink



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unit and mixer tap. Integral appliances include double oven, microwave, dishwasher and fridge. An island unit area incorporates a breakfast bar with pendant lighting over to supplement the inset ceiling spot lighting. To the dining area are double glazed French doors onto the rear garden and double glazed window to the side.

Utility 11' 8" x 7' 8" (3.56m x 2.34m)

Fitted with a range of contemporary range of base and wall units, work surfaces with space below for a washer and dryer and integrated freezer. Stainless steel sink unit and drainer, composite double glazed rear entrance door and double glazed window to the front.



First Floor Landing

Airing cupboard, doors off to four bedrooms and family bathroom and staircase leads to the second floor.

Bedroom One 16' 2" x 12' 8" (4.94m x 3.85m)

A large double bedroom which has integrated wardrobes with sliding mirror doors, radiator and double glazed window to the rear.



En-Suite (Bedroom One)

Fitted with a large corner shower cubicle with rainfall shower over, vanity wash basin with heated mirror over and low level WC. Inset ceiling spot lighting and double glazed window to the rear.

Bedroom Two 13' 2" x 10' 0" (4.02m x 3.05m)

A further double bedroom with integrated wardrobes with sliding doors, radiator and double glazed window to the front.



Bedroom Three 10' 1" x 7' 9" (3.07m x 2.36m)

Again having integrated wardrobe, radiator and double glazed window to the front.

Bedroom Four 11' 9" x 7' 8" (3.58m x 2.34m)

Radiator and double glazed window to the front.



Bathroom 10' 8" x 6' 1" (3.26m x 1.85m)

Fitted with a panel bath with shower mixer tap, separate shower enclosure, vanity wash basin with illuminated mirror over and low level WC. Part tiling to the walls, heated towel rail and double glazed window to the side.



Second Floor Landing

Providing access to the fifth bedroom.

Bedroom Five 15' 6" x 14' 10" (4.72m x 4.52m)

A final large bedroom which is ideal for a teenage suite or guest bedroom as it offers so much space. There is a walk in wardrobe, inset ceiling spot lighting, radiator and three double glazed Velux style windows.

En-Suite (Bedroom Five) 7' 10" x 8' 6" (2.38m x 2.58m)

Fitted with a corner shower enclosure, vanity wash basin and low level WC and radiator.



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Outside Front

The home is located off Frogmore Road with driveway positioned between two houses leading onto a driveway servicing the two detached houses. There is off road parking for four cars to the stone covered driveway and detached double garage.

Double Detached Garage 18' 0" x 16' 2" (5.49m x 4.93m)

Having a double door to the front, power, lighting and composite pedestrian door to the side.

Rear Garden

The rear garden is accessed via a gate to the side and off the French doors in the dining area of the kitchen. The garden has an extensive paved patio ideal for entertaining and leads onto the lawned garden. There is also access to the garden through the utility.



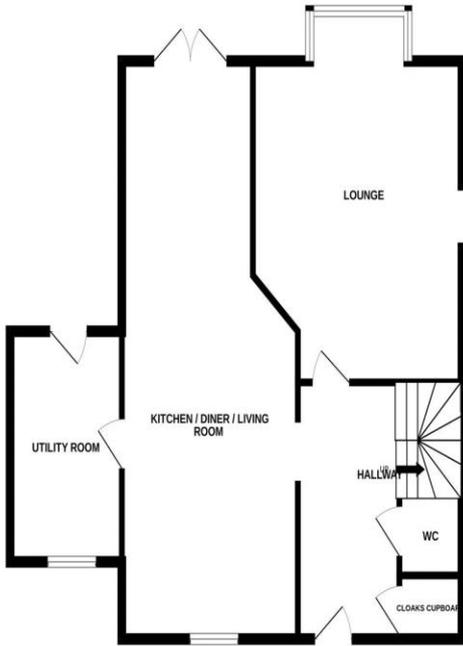
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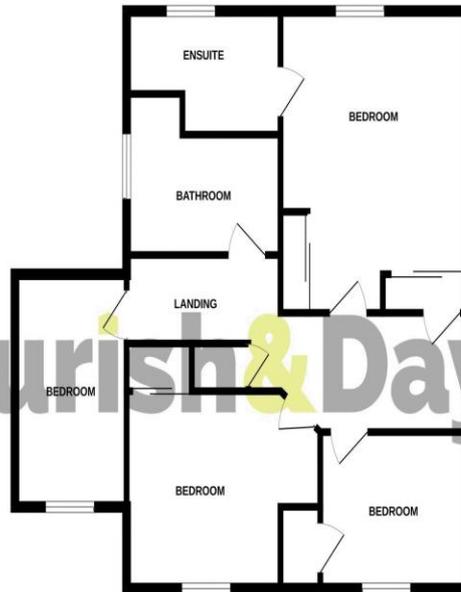
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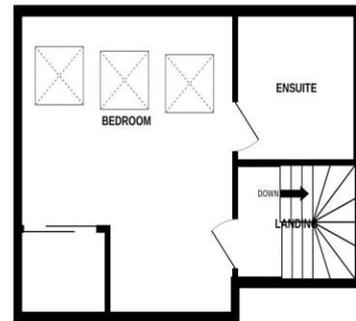
GROUND FLOOR



1ST FLOOR



2ND 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
<small>Best energy efficient - lower running costs</small>			
A	92+		90
B	81-91	83	
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epca.gov.uk</small>			



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