



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Market Drayton

Canal View Newcastle Road
Market Drayton Shropshire



As the name suggests, this spacious family home is just a stones throw away from the canal side offering a tranquil leisurely walks and also a short walk into the town with the many facilities. Set back from the roadside, the spacious home offers lots of parking to the block paved drive as well as an integral garage. Internally the home comprises entrance hall, dual aspect lounge, a full width fitted kitchen which is open plan to a large dining area large enough to be utilised as a family room with conservatory off. Off the kitchen is a separate utility and useful guest WC. Thanks to the additional space above the garage the first floor is even bigger and provided four double bedrooms, an en-suite to the master bedroom and family bathroom. The rear garden is designed for low maintenance and relaxing. The home has Geothermal heating system including under floor heating to the principle rooms to the ground floor.

- Large Detached Family House
- Four Double Bedrooms
- En-Suite, Family Bathroom & Guest WC
- Lounge, Large Kitchen/Diner & Conservatory
- Lots Of Parking, Integral Garage & Rear Garden
- No Onward Chain

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, engineered wood floor and stairs to the first floor.

Lounge 17' 11" x 12' 5" (5.45m x 3.78m)

A spacious and bright lounge with fire surround having marble inset and hearth and coal effect gas fire. Dual aspect with double glazed window to the front and side.

Open-Plan Kitchen & Dining Area 28' 3" x 8' 11" (8.60m x 2.72m increasing to 3.76m)

A large open plan kitchen with dining area big enough to be utilised as a family room. The kitchen is fitted with a range of base units with work surfaces over to two sides with integrated one and a half bowl stainless steel sink unit, drainer and mixer tap and matching wall cupboards. Integrated four ring electric hob with oven below and cooker hood over. Inset ceiling spot lighting, tiling to the floor and double glazed half glass door to the side. The dining area has engineered wood floor, French doors to the conservatory and double glazed window to the side.

Conservatory 11' 5" x 10' 5" (3.48m x 3.17m)

Double glazed windows set on low walls, French doors to the rear garden and engineered wood floor.



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Utility 8' 1" x 5' 8" (2.46m x 1.72m)

Fitted with base and wall units, work surface and inset stainless steel sink unit, drainer and mixer tap. Space for wash and doors off to the garage and guest WC.

Guest WC

Fitted with a low level WC and wall mounted wash basin with mixer tap and tiled splash backs. Tiling to the floor and double glazed window to the side.

First Floor Landing

Having loft access, airing cupboard and doors off to all bedrooms and family bathroom.

Bedroom One 15' 7" x 12' 4" (4.75m x 3.77m)

A large double bedroom which has a built in double and single wardrobe, double glazed window to the front and radiator.

En-Suite (Bedroom One) 8' 9" x 6' 0" (2.67m x 1.84m)

Fitted with a white suite comprising low level WC, vanity wash basin with mixer tap and tiled splash back and panel bath with mixer tap and mains fed shower over. Tiling to ceiling height around the shower area, double glazed window to the front and heated towel rail.

Bedroom Two 11' 10" x 10' 4" (3.6m x 3.15m)

A further double bedroom which has a double glazed window to the rear and radiator.

Bedroom Three 15' 3" x 9' 1" (4.66m x 2.77m)

A further double bedroom which has a double glazed window to the front and radiator.

Bedroom Four 12' 4" x 9' 9" (3.75m x 2.97m)

Another sizeable room which has a double glazed window to the rear and radiator.

Bathroom 8' 10" x 7' 6" (2.7m x 2.28m)

Fitted with a white suite comprising low level WC, vanity wash basin with mixer tap and panel bath with mixer tap and shower over. Half height tiling to the walls extending to the ceiling over the shower area. Double glazed window to the rear and heated towel rail.

Integrated Garage 17' 1" x 8' 6" (5.2m x 2.6m)

Wooden up and over door, power, lighting and double glazed window to the side. The garage also houses the Geothermal heating system (Ground Source Heat Pump) which provides underfloor heating to the ground floor and to the first floor radiators.

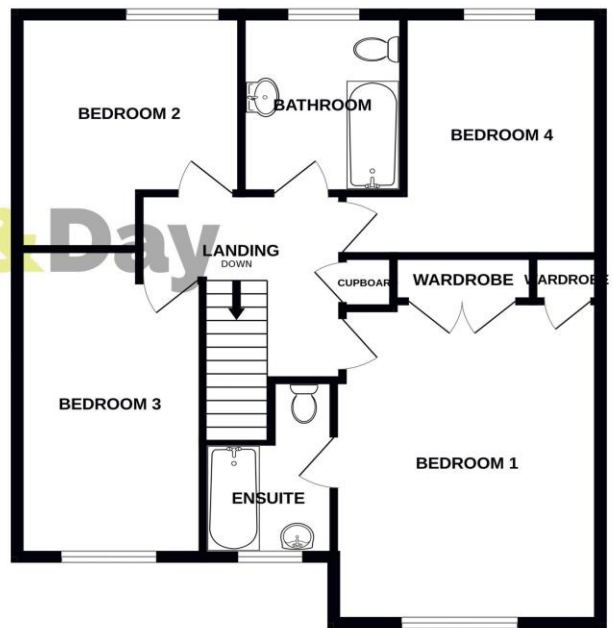
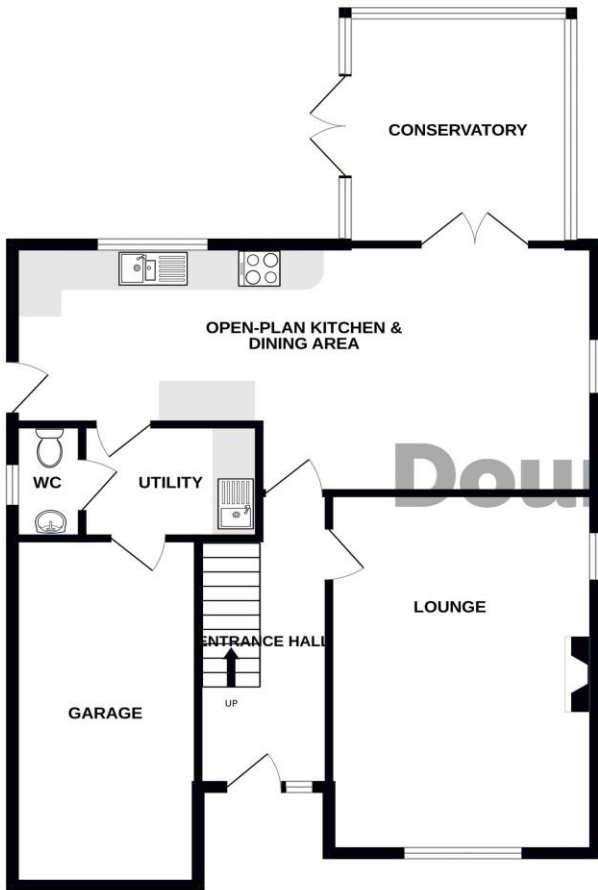
Externally

The home is set back from the roadside providing lots of parking to the block paved driveway. Lawned garden and gate to the side. The enclosed rear garden is designed for low maintenance and has a paved patio leading onto a decorative stone covered garden with raised sleeper framed planters. Outside water tap and electric point.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Energy efficiency - lower rating costs</small> <small>EU energy efficiency - higher rating costs</small>		61	73
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	
<small>www.EPCaU.com</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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