



£365,000

🔑 TENURE: Freehold

☰ EPC RATING: E

£ COUNCIL TAX BAND: E

Rosehill Market Drayton

Rosehill
Market Drayton Shropshire



Are you looking for a home with an adjacent paddock? Well you'll need to be quick as this one is going to be very popular.

The detached bungalow offers sizable accommodation and is set back from the roadside behind an established and attractive front garden with lots of parking, but it is the paddock garden to the side that will make this so appealing to anyone wanting to accommodate a pony or horse onsite or simply have lots of garden space for the family. Should you choose to have a sit on mower then we have the perfect place for it to be stored as there is a large workshop offering a variety of other uses with hardstanding in front. Internally the home comprises L shaped entrance hallway, large lounge with adjacent open plan dining room, fitted kitchen, utility, three bedrooms, wet room, and separate guest WC. Conveniently located equidistance from the villages of Hinstock and Tern Hill with Market Drayton, Whitchurch, and Newport just a little further away.

- Three Bedroom Detached Bungalow
- 0.677 Acre (Approx) Paddock Garden Included
- Large Lounge & Dining Room
- Outskirts Of Village Location
- Workshop Sized Outbuilding
- 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

An L shaped hallway with double glazed front entrance door with double glazed side panels to each side. two radiators and loft hatch.

Lounge 11' 10" x 20' 3" (3.61m x 6.18m)

A large main reception room which has a stone fire place and chimney breast and extends to the side to provide display plinths. Double glazed window to the front and radiator. The lounge is open plan to the dining room.

Dining Room 11' 3" x 10' 10" (3.44m x 3.31m)

Having double glazed window to the side and radiator. Door off to the kitchen.

Kitchen 10' 10" x 9' 5" (3.3m x 2.88m)

Fitted with a range of wood grained base and wall units, work surfaces to all sides including breakfast bar. Inset one and a half bowl single drainer sink and mixer tap and tiled splash backs. Integrated four ring gas hob with cooker hood over and separate electric double oven. Spaces for a washer and upright fridge/freezer. Tiling to the floor, double glazed window to the side and radiator. Door to the main hallway and rear hallway.



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Rear Hallway

Having half glass double glazed door to the rear, tiling to the floor, door to the utility and guest WC.

Utility Room 4' 5" x 6' 7" (1.34m x 2.00m)

Housing the gas central heating boiler and having space for a washing machine.

Guest WC

Fitted with a low level WC and wall mounted wash basin. Double glazed window to the rear.

Bedroom One 9' 10" x 13' 1" (3.00m x 4.00m)

A spacious double bedroom with double glazed window to the side and radiator.

Bedroom Two 11' 11" x 9' 11" (3.62m x 3.02m)

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

Bedroom Three 8' 7" x 9' 10" (2.61m x 3.00m)

Having a range of fitted wardrobes and additional built in wardrobes. If not needed as a bedroom this would be a perfect dressing room.

Wet Room 6' 7" x 9' 10" (2.00m x 3.00m)

Fitted with a white suite comprising low level WC, pedestal wash basin with toiletries shelf to each side and soakaway shower area with electric shower. Airing cupboard, double glazed window to the rear and heated towel rail.

Outside Front

The home is set behind an establish and mature front garden which includes a variety of plants and shrubs and a shaped lawn. There is also a decorative plum shale covered area with trellis archway. To the side is a long driveway providing ample parking.

Outside Rear

To the rear is an area of decorative plum shale covered garden, screened with established plants and leading to further hardstanding next to the workshop/garden store.

Workshop/Garden Store 14' 9" x 17' 1" (4.5m x 5.2m)

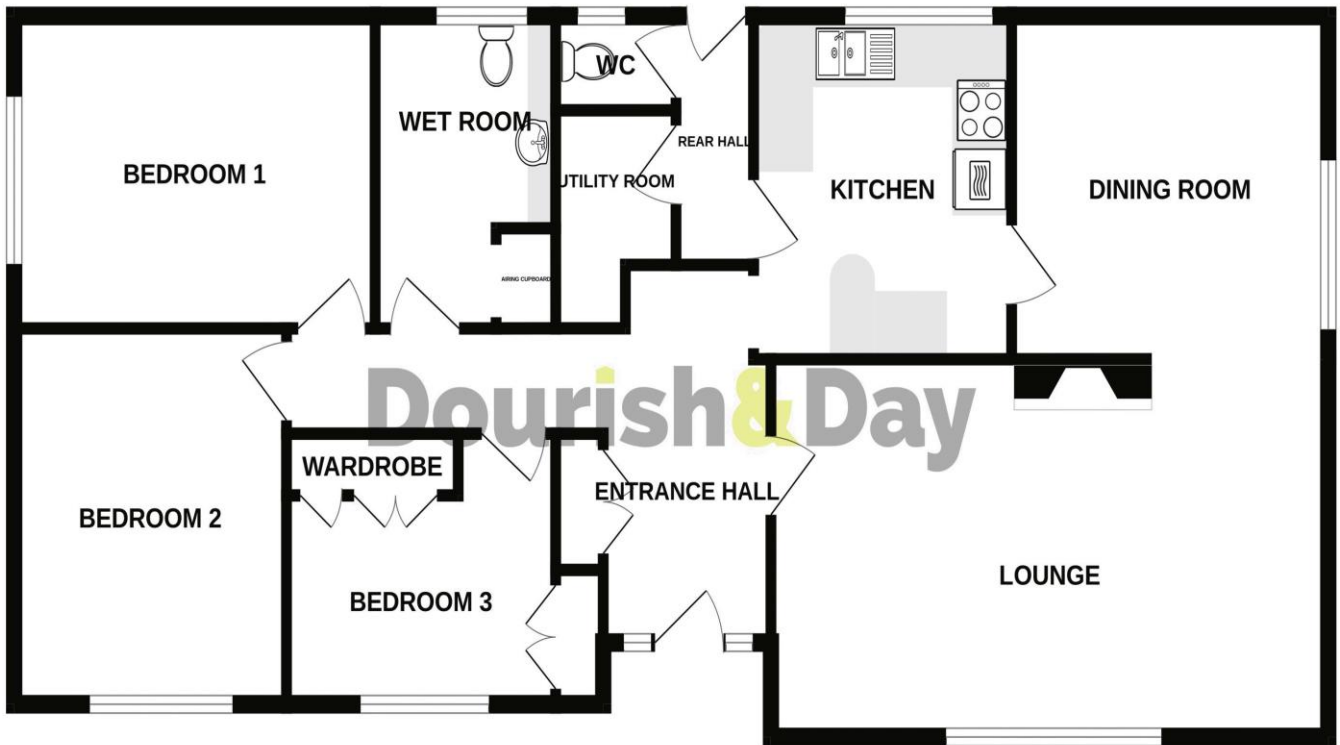
A breeze block construction offering a multitude of uses.

Paddock Garden

Included is a large area of ground which has a number of established trees with hedges to the front and side boundary and post and rail rear boundary.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating cost	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	48	
(1-20)	G		
			74

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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