



£550,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

Adderley Market Drayton

St. Peters Court Adderley
Market Drayton Shropshire



There is only one way to describe this superb property... OUTSTANDING!!

Located in the popular village of Adderley just a short drive from Audlem, the home is bound to appeal to families looking for space throughout the accommodation. Located off a private road, there is a block paved driveway with double gates which provides a safe space for young children and leads to the double garage with ample parking and the front garden. Once inside, you will not be disappointed by either the presentation space available. To the ground floor there are two reception rooms including an impressive lounge having wood burner with French doors to the garden on either side. There is also an extensively fitted dining kitchen and guest WC. Upstairs you will find five generous sized bedrooms, two of which have en-suite shower rooms and a family bathroom. The enclosed rear garden is perfect for the family, having a patio and shaped lawned garden. Adderley is the perfect village for a family to settle into with local walks along the canal and Adderley Primary School nearby which has recently been awarded with an outstanding OFSTED report as of the 11th of June 2024.

- Spacious Five Bedroom Detached House
- Select Small Development In Popular Village
- Two En-Suites, Family Bathroom & Guest WC
- Large Lounge With Log Burner & Two Sets Of French Doors
- Extensively Fitted Dining Kitchen
- Double Garage & Ample Parking

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Entrance Hallway

Accessed through a composite front entrance door with return staircase to the first floor. Inset ceiling spot lighting, tiling to the floor and doors off to the two reception rooms, kitchen and guest WC.

Guest WC

Fitted with a low level WC and vanity wash basin with mixer tap. Tiling to the floor and part tiling to the walls.

Lounge 12' 10" x 20' 10" (3.9m x 6.34m)

A large reception room which has two sets of double glazed French doors onto the rear garden. The French doors are positioned each side of the chimney recessed fireplace with wood burner set on a stone hearth.

Family/Dining Room 13' 5" x 9' 3" (4.08m x 2.82m)

A versatile room which could be used for formal dining, as a media room or simply for relaxing. Radiator and double glazed window to the front.



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Dining Kitchen 26' 7" x 11' 11" (8.11m x 3.64m)

A large dining kitchen which is large enough for a family area with French doors onto the rear garden. The kitchen is extensively fitted with a range of base and wall units, work surfaces to three sides and one and a half bowl stainless steel sink, drainer and mixer tap. Integrated appliances include five burner electric hob, double oven, dishwasher, upright fridge and separate freezer. There is a central island food preparation area with woodblock work surface incorporating breakfast bar. Two double glazed windows to the front and half glass double glazed door to the side.



Landing

Having loft access, inset ceiling spot lighting, airing cupboard, additional linen cupboard and radiator.

Bedroom One 10' 7" x 12' 6" (3.23m x 3.82m)

A double bedroom with fitted wardrobes with sliding mirror doors with the middle set of doors opening up to reveal the entrance to the en-suite shower room. Radiator and double glazed window to the front.



En-Suite Shower Room 4' 6" x 8' 9" (1.37m x 2.67m)

Fitted with a contemporary suite comprising tiled shower cubicle with mains fed shower, vanity wash basin with mixer tap and low level WC. Part tiling to the walls, tiling to the floor, inset ceiling spot lighting, heated towel rail and double glazed window to the side.

Bedroom Two 13' 5" x 9' 3" (4.1m x 2.82m)

Another double bedroom with built in wardrobes with sliding mirror doors, radiator and glazed window to the front.



En-Suite Shower Room 7' 9" x 4' 6" (2.36m x 1.36m)

Fitted with a contemporary suite comprising tiled shower cubicle with mains fed shower, vanity wash basin with mixer tap and low level WC. Part tiling to the walls, tiling to the floor, inset ceiling spot lighting, heated towel rail and double glazed window to the side.

Bedroom Three 9' 1" x 12' 7" (2.76m x 3.84m)

Another generous sized room with radiator and double glazed window to the rear.

Bedroom Four 9' 1" x 12' 7" (2.76m x 3.83m)

Another generous sized room with radiator and double glazed window to the rear.





Bedroom Five 10' 2" x 8' 3" (3.11m x 2.52m)

Yet another good sized bedroom with radiator and double glazed window to the front.

Family Bathroom 8' 11" x 7' 6" (2.72m x 2.29m)

Fitted with a contemporary suite comprising panel bath with mixer tap, separate shower cubicle with mains fed shower, vanity wash basin with mixer tap and low level WC. Part tiling to the walls, inset ceiling spot lighting, heated towel rail and double glazed window to the rear.

Outside Front

The home is located on a small select development set off a private road owned by the residents. This particular home has a long block paved driveway accessed through five bar double gates and leading to extensive parking to the front and to the detached double garage. The front garden also has a lawn with established planted borders and gated access to the side leading to the rear garden.



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Detached Double Garage 17' 7" x 17' 2" (5.36m x 5.23m)

The garage has remote double door to the front, power and lighting.

Outside Rear

The enclosed garden has a paved patio leading onto a shaped lawn with established plants to the borders including pretty Acer Trees shading a decorative grey slate seating area.



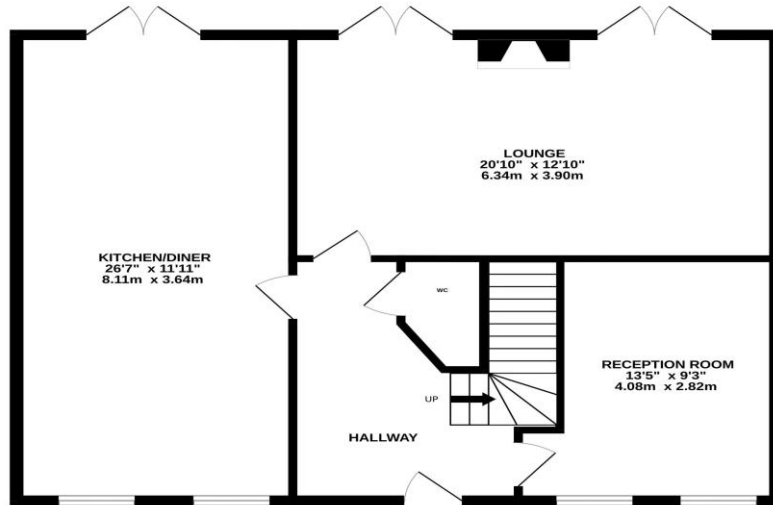
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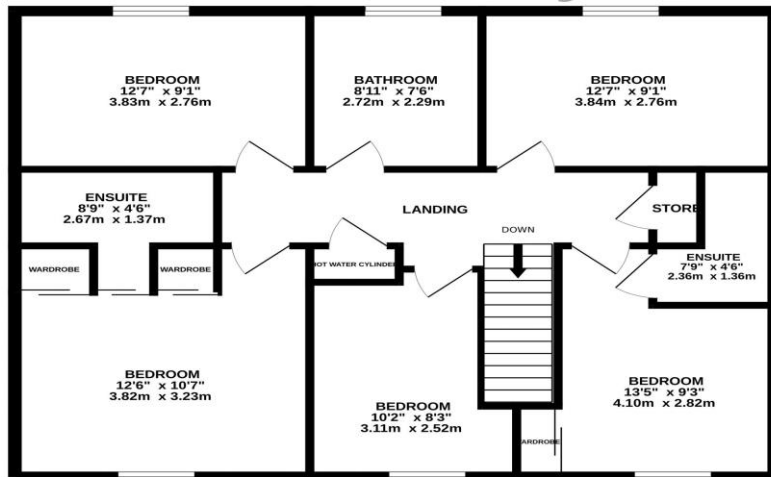
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GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1798sq.ft. (167.0 sq.m.) approx.

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>How energy efficient - lower running costs</small>			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80	88
<small>Not energy efficient - higher running costs</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	
<small>www.epc.co.uk</small>			



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