



Offers Over £500,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

Market Drayton

Kiln Bank Road
Market Drayton Shropshire



Your next home is cooking nicely so head over to Kiln Bank Road to see this former farmhouse with fabulous character and lots of space throughout. The exterior is one of those 'chocolate box' attractive homes and once within the enclosed garden you would be amazed to realise you are just on the outskirts of the town centre.

The gardens are very private and established with lawns to three sides and a wildlife garden. There is also lots of parking and a double garage. Internally the accommodation is very versatile and offers four reception rooms, master suite and three further bedrooms, two first floor bathrooms, large breakfast kitchen and two entrances with one being a useful utility/boot room. The home has lots of character throughout and is perfect for a large family.

- Characterful Mature Former Farmhouse
- Three Reception Room & Four Bedrooms
- Two First Floor Bathrooms & Hobbies Room
- Country Style Breakfast Kitchen & Utility/Boot Room
- Double Garage & Lots Of Parking
- Set in Established Gardens To All Sides

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 Hall

Having a wooden front entrance door with staircase to the first floor with doors off to the snug, kitchen, lounge and guest WC.

Guest WC

Fitted with a low level WC and pedestal wash basin. Part tiling to the walls, radiator and double glazed windows to the side and rear.

Lounge 16' 2" x 10' 4" (4.93m x 3.15m)

Fitted with a rustic brick fire place and recess housing a log burner style gas fire set on a tiled hearth. Radiator and double glazed window to the front.

Sitting Room 9' 5" x 16' 2" (2.88m x 4.93m)

Located off the lounge with stairs off to the first floor hobbies room/study. Radiator and double glazed windows to two sides.



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Dining Room 11' 10" x 11' 11" (3.6m x 3.62m)

Accessed from both the kitchen and lounge with radiator and two double glazed windows to the side.

Snug 14' 0" x 12' 3" (4.27m x 3.73m)

Fitted with a period style fireplace with blackened cast inset. Radiator and double glazed window to the front and side.

Breakfast Kitchen 9' 5" x 23' 9" (2.88m x 7.25m)

Fitted with a country style base and units with drawer tops and work surfaces over to three sides. Inset stainless steel sink unit, drainer and mixer tap. Matching wall cupboards to two walls. Integrated dishwasher and cooker hood above a space for a cooker. Gas and electric cooker points. Radiator, two double glazed windows to the side and double glazed French doors to the rear garden.

Utility/Boot Room 12' 6" x 12' 0" (3.81m x 3.65m)

Exterior stable type door to the side and double glazed window. The utility area has work surface with inset stainless steel sink, drainer and mixer tap and spaces for a washer and dryer.

Second WC

Having a wash hand basin, low level WC, Radiator, storage cupboards and double glazed window to the rear elevation.

Landing

Double glazed window to the front. access to bedrooms 2, 3 and 4 and inner landing. Staircase to a loft area which has two double glazed window, is part boarded and has power and lighting.

Inner Landing

Inner landing to master suite comprising built in wardrobes, master bedroom and private bathroom. Double glazed skylight.

Bedroom One 11' 11" x 11' 11" (3.62m x 3.63m)

Radiator and double glazed windows to two elevations and circular window to a third.

Bedroom Two 10' 0" x 12' 0" (3.05m x 3.66m)

Having an extensive range of fitted wardrobes, overbed storage cupboards and bedside tables, radiator and double glazed window to the front.





Bedroom Three 9' 1" x 12' 5" (2.76m x 3.78m)
Radiator and double glazed window to the side.

Bedroom Four 9' 1" x 12' 6" (2.78m x 3.8m)
Radiator and double glazed window to the front.

Family Bathroom 12' 0" x 7' 9" (3.65m x 2.35m)
Fitted with a white suite comprising corner bath with electric shower over, pedestal wash basin and low level WC. Part tiling to the walls, airing cupboard housing the gas central heating boiler, radiator and double glazed window to the side.

Bathroom Two 11' 10" x 6' 7" (3.6m x 2.01m)
Fitted with a suite comprising corner spa bath with handheld shower, vanity wash basin, separate shower cubicle and low level WC with concealed cistern with vanity shelf over. Part tiling to the walls, heated towel rail and double glazed window to the side.



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Hobbies Room/Study 12' 6" x 9' 5" (3.8m x 2.86m)

Located to the first floor with staircase off the sitting room below. Double glazed window to the front and circular window to the side.

Outside Front & Side

The home has a tall walled front double gated entrance leading onto a wide tarmac driveway up to the double garage. To the side of the driveway is a large lawned garden with established planted borders and stone wall to the rear boundary. Within the walled entrance is a pedestrian gate to a paved sun terrace which extends to the front. The front garden is mostly lawned, again with established borders. An archway and gate leads to the rear garden.

Outside Rear

There is a further lawn to the rear with two brick stores built into the hillside to the rear. Steps lead to a wildlife garden with elevated sun terrace with far reaching views. Adjacent to the home is a large paved sun terrace which extends to the side.

Double Garage 21' 8" x 19' 3" (6.6m x 5.86m)

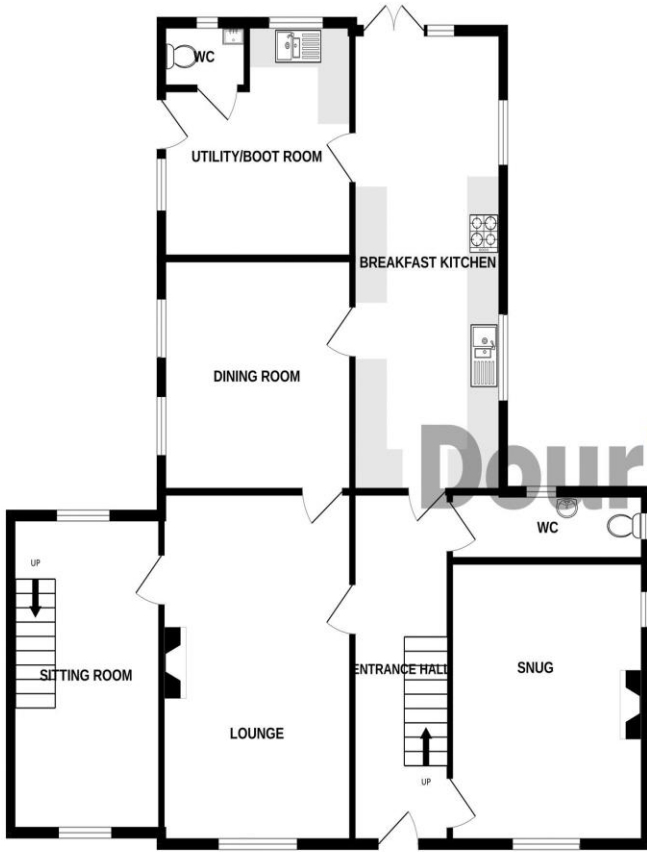
A double garage with two doors, inspection pit and two double glazed windows to the side.

Agents Note

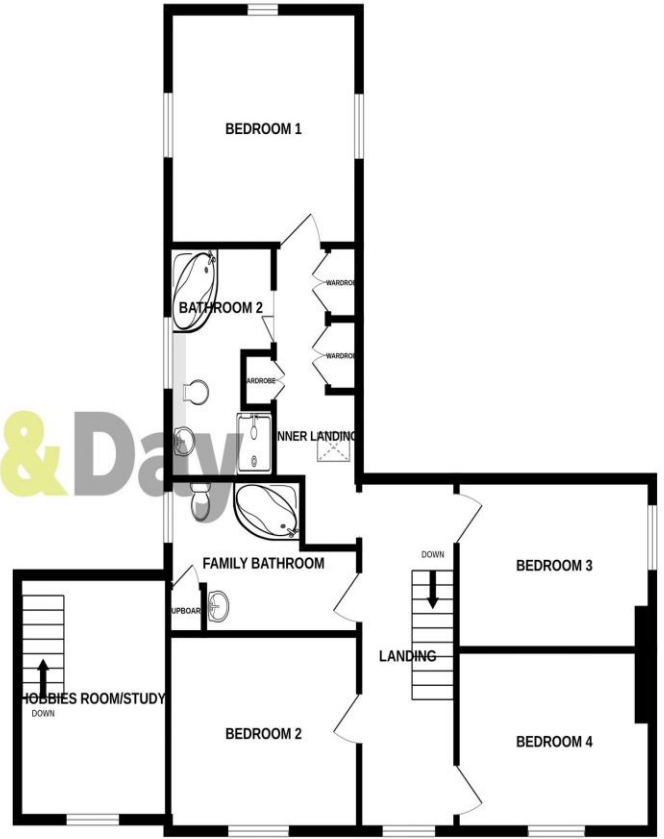
The garden shed, coal bunker and greenhouse are included in the sale and the property benefits from having an outside tap and outside electric sockets.



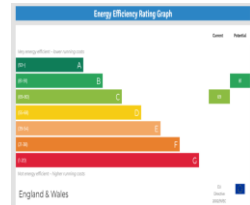
GROUND FLOOR



1ST 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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