



£975,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: G

Childs Ercall Market Drayton

The Arboretum Childs Ercall
Market Drayton Shropshire

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The Arboretum is a lovely small development of just three detached houses offering a fabulous private location in the highly desirable village of Childs Ercall. The home is a large detached house, perfect for a growing family or even multi-generational living. There is a lovely reception hallway with fitted wood burner, a total of five reception rooms which offer versatile living, a fabulous fitted kitchen, separate utility/boot room and two guest WC's. To the first floor there are five bedrooms, all of which are doubles with three of them having private en-suite bathrooms and two having Juliet balconies with fabulous rural views and a luxury family bathroom completes the accommodation. There is a detached double garage which also has a room over, this is perfect for a home office or study. There are lawned gardens with established trees and planted areas providing privacy. This property is designed for modern family living, offering space, flexibility, and an exceptional location.

- Large Detached House On Select Development
- Five Reception Rooms & Extensively Fitted Kitchen
- Five Double Bedrooms, Three En-Suite Bathrooms
- Luxury Family Bathroom & Two Guest WCs
- Double Garage With Hobbies Room Over
- Landed Gardens With Rural Views To The Rear

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Reception Hallway 12' 5" x 14' 2" (3.78m x 4.31m)

Accessed via a solid wood front entrance door with double glazed privacy glass windows to each side. Large porcelain tiled floor which continues through to the two guest WCs, kitchen and dining room. An oak return staircase leads to the first floor. Located off the hallway are two guest WCs. A fabulous stone framed wood burner which has glass doors to the front and rear services both the reception hallway and the family room which is open plan to the hallway.

Family Room 15' 7" x 14' 6" (4.76m x 4.43m)

Partially open plan from the hallway, with stone fireplace with wood burner. There is a radiator and bi-fold double glazed doors onto the garden.

Guest WC

Located off the hallway and fitted with a chrome pedestal wash basin with glass bowl with wall fitted taps, wall mounted WC and gents urinal. Double glazed window to the front with privacy glass.

Lounge 21' 0" x 17' 5" (6.4m x 5.3m)

A large reception room which has two double glazed French doors to the rear garden and double glazed window to each side of the wide raised fireplace which has a wood burner set on a marble raised hearth.



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Library 13' 9" x 11' 2" (4.2m x 3.4m)

Fitted with floor to ceiling book shelving to one wall, inset ceiling spot lighting, radiator and double glazed window to the front.

Breakfast Room 12' 3" x 14' 2" (3.73m x 4.31m)

Located off the kitchen and having inset ceiling spot lighting, radiator and double glazed French doors to the rear garden

Dining Room 12' 4" x 18' 6" (3.77m x 5.63m)

Located off the kitchen and having lots of natural light thanks to the two double glazed windows to the rear, double glazed window to the side and double glazed French doors onto the rear garden. Inset ceiling spot lighting and radiator.

Kitchen 15' 8" x 17' 4" (4.78m x 5.28m)

The kitchen links to both the breakfast room and dining room and is fitted with an extensive range of base and wall units, granite work surfaces to two sides with matching upstand splash backs and etched drainer onto the sink unit with mixer tap. A fitted cooker hood is positioned above a space for a range and built in appliances include dishwasher, electric oven and space for a microwave and American style fridge freezer. Inset ceiling spot lighting.

Utility/Boot Room 15' 0" x 10' 7" (4.57m x 3.23m)

Fitted with a granite work surface incorporating etched drainer to the sink with mixer tap. Wood grained base units, space for a washer and dryer, oil central heating boiler, stable type door to the side and two double glazed windows to the front. There is coats and boot storage space and a shelved cupboard off.

Second Guest WC

Fitted with a half pedestal wash basin with mixer tap and low level WC with concealed cistern. Heated towel rail and double glazed window with privacy glass to the side.

Landing

A large central landing area provides access to all five bedrooms and family bathroom. Having two wall light points, inset ceiling spot lighting, loft access, large airing cupboard, two radiators and double glazed window to the front.

Master Bedroom Suite 20' 10" x 17' 5" (6.35m x 5.31m)

The master bedroom suite comprises of a large bedroom, adjacent dressing room and luxury en-suite bathroom. The bedroom has a raised log effect electric fire, inset ceiling spot lighting, three radiators and double glazed French doors with Juliet balcony overlooking the farm land and far reaching views to the rear.

Dressing Room 5' 8" x 12' 7" (1.73m x 3.84m)

Having two sets of built in wardrobes, one to each side of the room each with hanging rails and shelf over. Radiator and double glazed window to the front.





En-Suite Bathroom 11' 3" x 8' 6" (3.42m x 2.59m)

Fitted with a luxury stylish suite comprising oval free standing bath with floor fixed mixer tap and shower attachment, his and hers vanity wash basin with wall fitted mixer taps to each, tiled corner shower enclosure with body jet shower and low level WC. Inset ceiling spot lighting, heated towel rail and double glazed window to the side.

Bedroom Two 12' 4" x 14' 4" (3.75m x 4.36m)

Another generous sized bedroom which would be an ideal guest room due to the size and having an en-suite. The bedroom has inset ceiling spot lighting, door to a long wardrobe/store, double glazed window to the side and double glazed French doors to the rear with Juliet balcony.

En-Suite Bathroom 10' 10" x 6' 7" (3.31m x 2.0m)

Fitted with another luxury stylish suite comprising deep bath with wall fitted taps, wall mounted wash basin with wall fitted mixer taps to each, tiled corner shower enclosure with body jet shower and low level WC with concealed cistern. Inset ceiling spot lighting and heated towel rail.



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Bedroom Three 12' 11" x 12' 6" (3.93m x 3.8m)

Another double bedroom with en-suite facilities and having inset ceiling spot lighting, radiator and double glazed window to the front.

En-Suite Bathroom 12' 11" x 5' 9" (3.94m x 1.75m)

Fitted with a panel bath with shower over having body jets and glass shower screen, vanity wash basin with miniature tiling surround including splash shelf which conceals the cistern to the adjacent WC. Inset ceiling spot lighting, heated towel rail and double glazed window to the front.

Bedroom Four 12' 3" x 13' 0" (3.74m x 3.97m)

Another generous sized double bedroom with inset ceiling spot lighting, radiator and double glazed window to the rear.

Bedroom Five 11' 7" x 10' 4" (3.52m x 3.14m)

Another generous sized double bedroom with inset ceiling spot lighting, radiator and double glazed window to the side.

Family Bathroom 10' 6" x 10' 4" (3.2m x 3.14m)

Fitted with a luxury stylish bathroom suite comprising free standing oval bath with mixer tap, wide vanity wash basin with mixer tap and splash back surround, low level WC and tiled shower cubicle with body jets. Inset ceiling spot lighting, heated towel rail and double glazed window to the side.

Outside Front

The home is set behind a walled front garden with lawn to the front, extending to the side. A pattern imprinted concrete driveway provided double width parking to the front up to the garage.

Detached Double Garage 19' 6" x 22' 4" (5.94m x 6.8m)

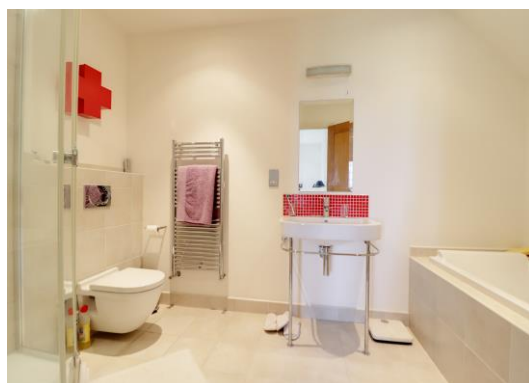
Having two remote doors to the front, power and lighting. Over the garage is a versatile room.

Hobbies Room 12' 11" x 22' 2" (3.94m x 6.75m)

An external staircase to the side of the garage leads to a 'room' which could be used as a games room or for hobbies and has the potential for a work from home space. There are two Velux style windows to the rear, plastered walls and electric wall heater.

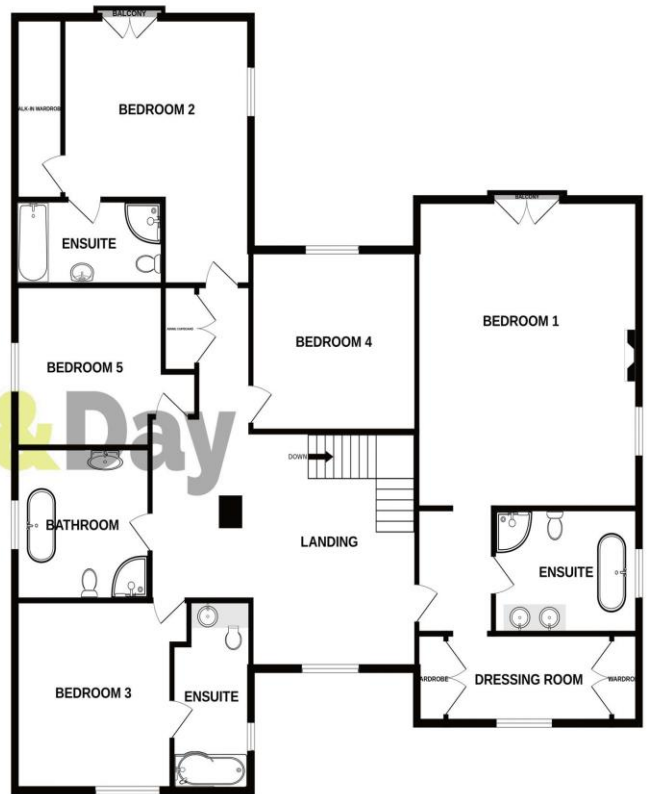
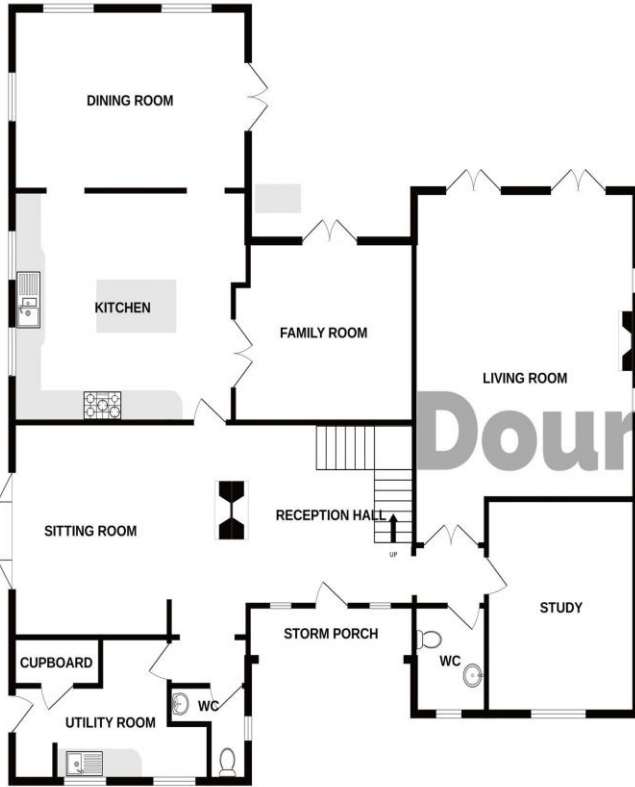
Outside Rear

The rear garden enjoys views over the neighbouring field and is mostly lawned and continues to the sides with established planted areas and trees providing a good degree of privacy. Adjacent to the home is a sun terrace.

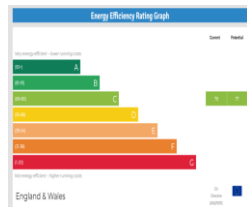


GROUND FLOOR

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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