



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

Loggerheads Market Drayton

Martin Dale Loggerheads
Market Drayton Shropshire



If you like 'a room with a view' then you will love this spacious family home in Martin Dale, Loggerheads. Having an elevated position the views from the rear facing bedrooms, which are the two largest overlook woodland for as far as you can see.

The accommodation is ideal for a family with generous sized rooms and comprising entrance hall with guest WC off, spacious full length lounge, separate dining room, breakfast kitchen with built in appliances and to the first floor are four bedrooms and family bathroom. Outside there are lawned gardens with mature shrubs and trees and driveway to the detached garage.

- Spacious Four Bedroom Detached House
- Private Rear Garden With Far Reaching Views
- Two Separate Reception Rooms & Breakfast Kitchen
- Guest WC and First Floor Bathroom
- Driveway & Detached Garage
- Popular & Convenient Location

You can reach us 9am to 9pm, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed front entrance door into the hallway with woodblock flooring, stairs off to the first floor with under stair cupboard below and radiator.

Guest WC

Fitted with a low level WC and vanity wash basin with mixer tap. Double glazed window to the front.

Lounge 18' 4" x 12' 10" (5.6m x 3.9m)

A generous sized reception room with fire surround having marble inset and hearth incorporating coal effect gas fire. Two radiators and double glazed windows to the front and rear.

Dining Room 7' 10" x 9' 1" (2.4m x 2.77m)

Radiator and double glazed window to the rear.

Breakfast Kitchen 18' 1" x 9' 10" (5.5m x 3.0m)

Fitted with a range of base and wall units with work surfaces to three sides incorporating an inset sink unit, drainer and mixer tap. Integral appliances include four ring gas hob with electric oven below and cooker hood over, washing machine and upright fridge freezer. Double glazed window to the



You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk

rear, half glass double glazed door to the side and to the dining area is a radiator and double glazed window to the front.

First Floor Landing

Airing cupboard and doors off to the bedrooms and family bathroom.

Bedroom One 18' 3" x 9' 10" (5.57m x 3.0m)

A generous sized bedroom with two radiators and double glazed window to both the front and rear. The rear facing window has a fantastic view over the neighbouring countryside.

Bedroom Two 9' 1" x 12' 10" (2.76m x 3.92m)

Another generous sized bedroom with built in cupboard, radiator and double glazed window to the rear, again with fantastic view over the neighbouring countryside.

Bedroom Three 9' 0" x 12' 10" (2.75m x 3.92m)

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

Bedroom Four 8' 11" x 6' 11" (2.73m x 2.12m)

Radiator and double glazed window to the front.

Bathroom 5' 6" x 6' 7" (1.67m x 2.0m)

Fitted with a white suite comprising panel bath with electric shower over, pedestal wash basin and low level W/C. Part tiling to three walls. Radiator and double glazed window to the rear.

Outside Front

The home has a lawned front garden with low boundary wall to the front of the garden. A cobble style paving to the drive and pathway which extends to the front door and to the side of the home to the rear garden.

Detached Garage 16' 2" x 9' 0" (4.94m x 2.75m)

Having up and over door, power, lighting and double glazed window to the rear.

Outside Rear

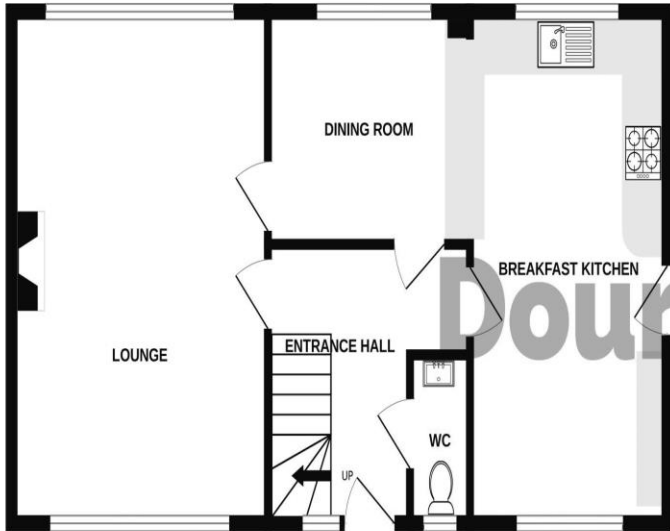
The cobble style paving continues into the rear garden to provide a patio leading onto a lawned garden with mature and well stocked borders and bushes. The rear garden offers a good degree of privacy.

ID Checks

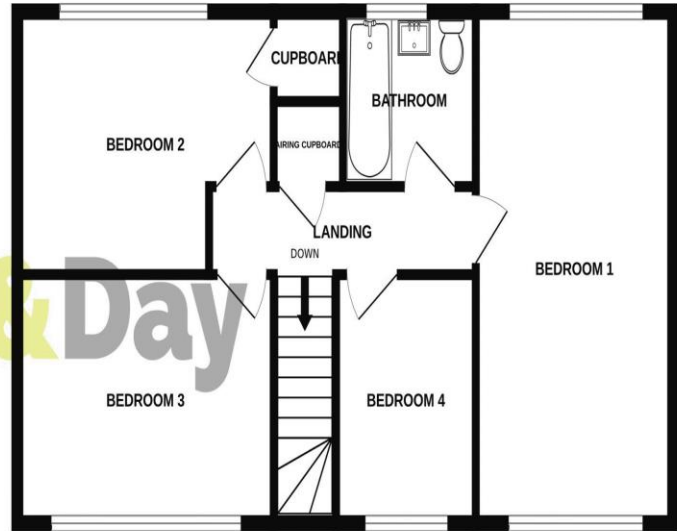
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



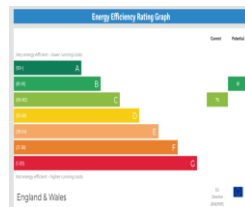
GROUND FLOOR



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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk