



£215,000

KEY TENURE: Freehold

EPC RATING: C

COUNCIL TAX BAND: B

Loggerheads Market Drayton

Burntwood Mews Eccleshall Road Loggerheads
Market Drayton Shropshire



Located in the heart of Loggerheads, just a stones throw from the local shopping facilities is this modern semi detached house. Often modern two bedroom homes lack space but that is not the case with this well proportioned property where the open plan living only enhances the feel of space.

Comprising entrance hall with door off to the large open plan living space including fitted kitchen with built in cooking facilities with breakfast bar offering dining options and a rear facing lounge. Upstairs there are two generous sized bedrooms and family bathroom. Externally there is block paved parking and walled garden to the front with gate to the side onto a patio area and leading to the rear garden which has a decking sun terrace. A garden shed has been converted into a studio and offers a variety of uses such as hobbies room.

- Modern Semi Detached House
- Large Open Plan Lounge/Diner/Kitchen
- Guest WC & First Floor Bathroom
- Two Generous Sized Bedrooms
- Parking, Side Patio & Rear Garden
- Facilities On The Doorstep

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Entrance Hallway

Having half glass double glazed front entrance door, stairs off to the first floor, under stair store, radiator and double glazed window to the side.

Guest WC

Fitted with a low level WC and corner wash basin with feature splash backs matching the feature wall.

Open-Plan Family Lounge, Kitchen & Dining Space:

The remainder of the ground floor and the hub of the home is the open plan arrangement of the kitchen which flows into the dining area and lounge.

Lounge 11' 7" x 15' 7" (3.53m x 4.75m)

The spacious lounge area has a radiator, double glazed door and window to the rear.

Kitchen 15' 2" x 7' 6" (4.62m x 2.28m)

Fitted with a range of base and wall units, work surfaces to two sides, inset stainless steel sink unit, drainer and mixer tap and tiled splash backs. Integral appliances include four ring gas hob with electric oven below and cooker



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hood over. There are spaces for a washing machine and fridge freezer. A matching breakfast bar divides the kitchen area to the lounge.

First Floor Landing

Having loft access and doors off to the two bedrooms.

Bedroom One 12' 3" x 12' 4" (3.73m x 3.75m)

A generous sized double bedroom with radiator and double glazed window to the front.

Bedroom Two 12' 4" x 8' 8" (3.75m x 2.65m)

having a radiator and double glazed window to the rear.

Family Bathroom 8' 9" x 6' 6" (2.67m x 1.98m)

Fitted with a white suite comprising P shaped shower bath with shower over and shower screen, pedestal wash basin and low level WC. Tiling to the floor and three walls, heated towel rail and double glazed window to the rear.

Outside Front

The home has a block paved driveway to the front with shared approach with the attached property. Also to the front is a walled front garden with established plants and shrubs.

Outside Rear

To the rear of the property is a patio with steps to a raised garden with artificial lawn and sun terrace.

Garden Studio/Hobbies Room

There is a garden shed in the garden which has been converted to a Studio Room/Hobbies Room.

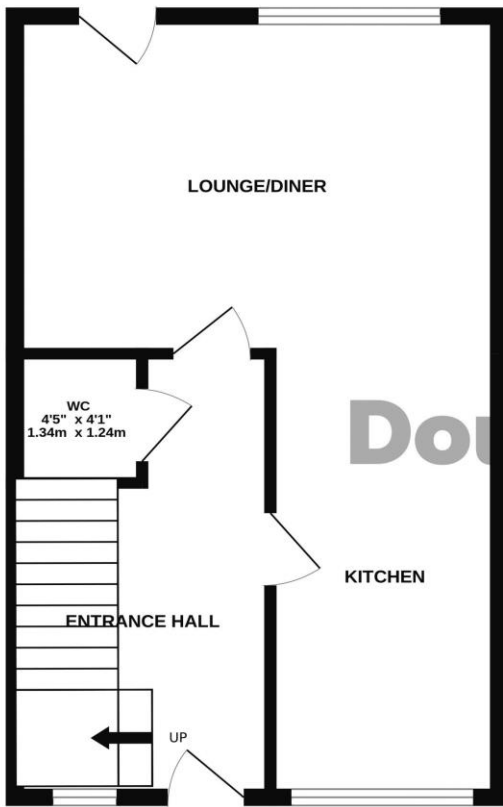
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GROUND FLOOR

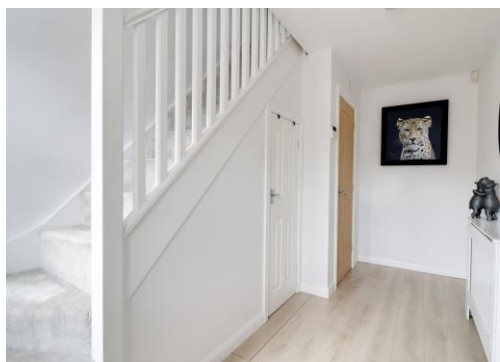
1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		91
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.org.uk			

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