



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: F

💷 COUNCIL TAX BAND: C

## Market Drayton

Crickmerry  
Market Drayton Shropshire



***If you have a sweet tooth for property, then we have the perfect chocolate box cottage for you! Located off the A41 this is a perfect opportunity to own a period character property with the ease of superb road links to surrounding amenities.***

The property is approached via a generous front garden with ample parking for several vehicles which leads up to a detached double garage with up and over doors and which boasts a mezzanine level for extra storage. There is also a lawned garden with views over the adjoining fields. The cottage dates back over 200 years and offers all the charm and character you would expect from a period property. Internally the accommodation comprises; entrance hall, lounge with log burning fire, dining room, ground floor bathroom, kitchen and utility. There is also an impressive garden room which overlooks the manicured rear garden. To the first floor there are four bedrooms three of which enjoy dual aspect windows. The rear garden extends to three sides of the property with paved seating area and a charming 'Wendy House'.

- Detached Cottage With Lots Of Character
- Four Bedrooms
- Lounge, Dining Room & Garden Room
- Fitted Kitchen & Separate Utility
- Set In Generous Gardens
- Ample Parking & Detached Double Garage

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 Hall

Entered via a hardwood front door, stairs to first floor, electric heater.

## Lounge 13' 0" x 9' 2" (3.97m x 2.80m)

Full of character with beamed ceiling and inglenook fireplace with multi fuel burning fire, double glazed bay window to the front elevation and two double glazed windows to the side elevation.

## Dining Room 8' 11" x 9' 0" (2.73m x 2.74m)

Beamed ceiling, double glazed window to the side elevation and electric heater.

## Kitchen 9' 5" x 8' 10" (2.87m x 2.69m)

Fitted with a range of wall and base units with worksurface over incorporating a Belfast sink with mixer tap, space for range cooker and integrated fridge & dishwasher. Dual aspect double glazed windows to the rear and side elevations.



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## Utility Room 7' 11" x 5' 0" (2.41m x 1.53m)

Having worksurface with space and plumbing for washing machine and tumble dryer with wall units over. Stable door giving access to the side of the property.

## Bathroom 7' 7" x 7' 3" (2.31m x 2.22m)

Having ornate high flush WC, antique vanity unit with ceramic bowl and roll top bath with claw feet, two double glazed obscure glass window to the side elevation, tiled flooring, wall mounted electric heater, airing cupboard.

## Garden Room 12' 7" x 11' 1" (3.84m x 3.37m)

Wood framed with brick dwarf wall and French doors opening onto the rear garden, power, lighting and tiled flooring.

## Bedroom One 13' 6" x 12' 8" (4.12m x 3.85m)

Having dual aspect double glazed windows to the front and side elevations enjoying views over the adjoining countryside. Built in storage cupboard.

## Bedroom Two 13' 2" x 9' 5" (4.01m x 2.86m)

Having dual aspect double glazed windows to the front and side elevation and beamed ceiling.

## Bedroom Three 10' 4" x 8' 11" (3.15m x 2.71m)

Having dual aspect double glazed windows to the rear and side elevations.

## Bedroom Four 8' 11" x 8' 11" (2.73m x 2.73m) maximum measurements

Having double glazed window to the side elevation.

## Exterior

The property sits on a generous plot with ample parking for several vehicles in addition to a detached double garage with up and over doors with mezzanine storage floor. To the rear of the property the gardens extend to three sides and are mainly laid to lawn with established hedges & borders and a charming Wendy house that is sure to delight the younger house buyers or which can be used as an outside workshop.

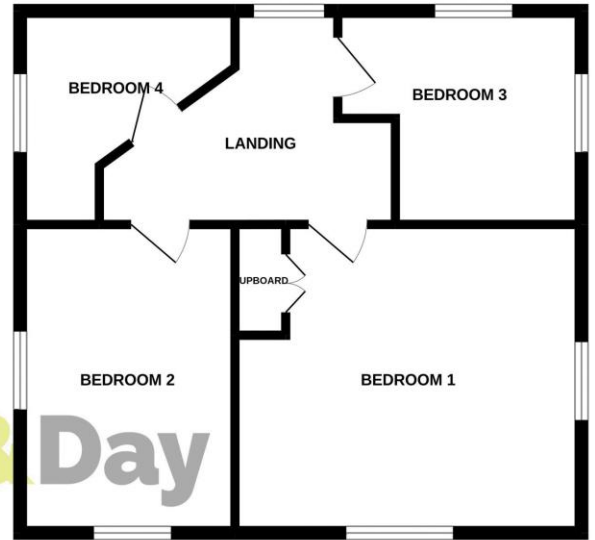
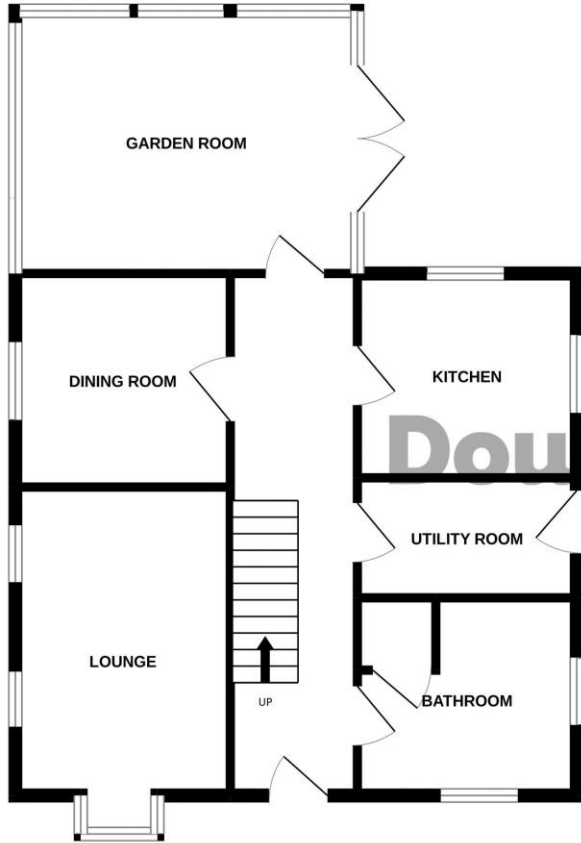
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GROUND FLOOR

1ST FLOOR



Dourish&Day

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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