



£320,000

KEY TENURE: **Freehold**

EPC RATING: **E**

COUNCIL TAX BAND: **C**

## Market Drayton

Smithfield Road  
Market Drayton Shropshire



*Located within short walking distance to the town is this lovely mature semi-detached house set on a generous sized garden plot.*

The home offers accommodation ideal for a family and comprises entrance hall, bay fronted lounge, dining room, conservatory, fitted kitchen, separate utility and down stairs guest WC all to the ground floor. Upstairs there are three bedrooms with the two main double bedrooms having built in wardrobes and a shower room with modern suite. There are lawned gardens to the front and rear, lots of parking to the front and detached garage.

- Mature Semi Detached House
- Two Reception Rooms & Conservatory
- Fitted Kitchen & Separate Utility
- Three Bedrooms & Shower Room
- Lots Of Parking & Detached Garage
- Lawned Front & Rear Gardens

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

Double glazed side entrance door and side panel and stairs to the first floor.

## Lounge 14' 6" x 10' 11" (4.42m x 3.34m)

Marble fire place, inset and hearth incorporating a log effect electric fire. Two wall light points, two radiators and double glazed bay window to the front, double glazed window to the side.

## Dining Room 13' 9" x 11' 0" (4.18m x 3.36m)

Under stair store cupboard, contemporary column radiator and double glazed patio doors to the conservatory.

## Conservatory 11' 6" x 10' 2" (3.5m x 3.09m)

Double glazed sliding doors to the rear garden.



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## **Fitted Kitchen** 10' 4" x 6' 11" (3.14m x 2.12m)

Fitted with a range of base units with drawer tops and work surfaces to two sides incorporating a one and a half bowl single drainer and mixer tap. Matching wall units incorporating cooker hood over a four ring induction hob. Separate double oven, integrated dishwasher and double glazed window to the side.

## **Utility** 7' 9" x 6' 11" (2.35m x 2.12m)

Having base unit with work surface over and space for a washing machine. Contemporary column radiator, half glass double glazed door to the rear and archway to the conservatory.

## **Guest WC** 2' 11" x 3' 9" (0.9m x 1.15m)

Fitted with a low level WC and space saver basin with mixer tap. Window to the rear.

## **First Floor Landing**

Airing cupboard and radiator.

## **Bedroom One** 10' 11" x 12' 3" (3.34m x 3.73m)

Fitted wardrobe with sliding doors, radiator and double glazed window to the front.

## **Bedroom Two** 10' 11" x 9' 0" (3.34m x 2.74m)

Fitted wardrobe with sliding doors, radiator and double glazed window to the rear.

## **Bedroom Three** 8' 5" x 7' 1" (2.56m x 2.15m)

Radiator and double glazed window to the rear.

## **Shower Room** 8' 2" x 6' 3" (2.5m x 1.9m)

Fitted with a modern suite comprising double width shower area with glass screen, mains fed shower and drying area. Pedestal wash basin with mixer tap and low level WC. Tiling around the basin and bath area, heated towel rail and double glazed window to the side.

## **Outside front**

The home has a lawned front corner garden with flower bed to one side and tarmac drive providing lots of parking and extending to the side.

## **Detached Garage** 16' 6" x 9' 3" (5.04m x 2.82m)

Double doors to the front, power, lighting, window to the rear, vent for a dryer and side door to the garden

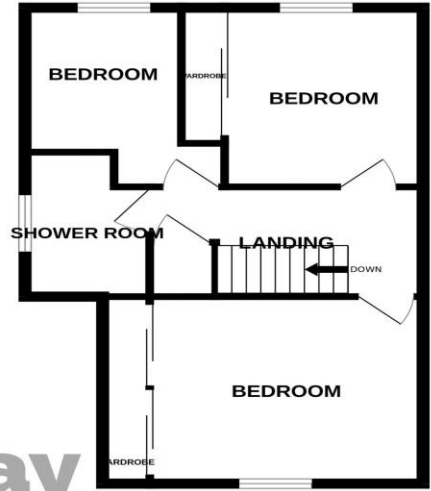
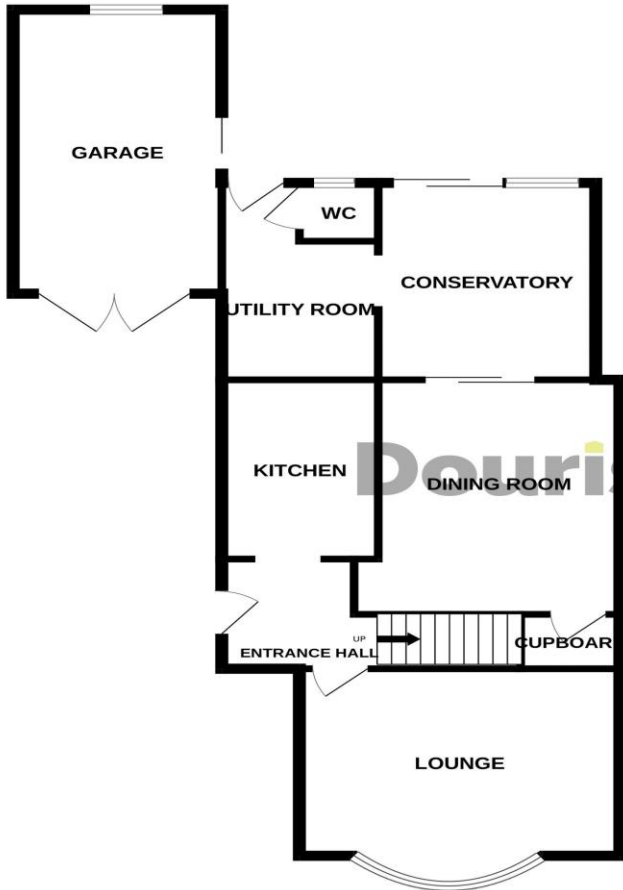
## **Rear Garden**

To the rear there is a patio leading onto a lawn with established planted borders. To one corner is an arbour.



GROUND FLOOR

1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		80
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
EU energy efficiency - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc.az.com	



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