



£475,000

🔑 TENURE: **FREEHOLD** 📊 EPC RATING: **TBC** 💷 COUNCIL TAX BAND: **TBC**

Wollerton Market Drayton

Wollerton
Market Drayton Shropshire

There is nothing more special than a converted and renovated barn in a village location. So, we know this is going to be very popular!

The recent conversion has new fittings throughout but retains its character features, enhanced by modern day convenience. For example, the home has under floor heating to the ground floor with traditional radiators to the first floor and a traditional wood burner is the focal point of the lounge. The large dining kitchen also has contemporary units with built in appliances, complimented by wood block work surfaces, a Belfast sink and a range cooker. This trend is continued into the utility with matching fittings with space for a washer and dryer and there is a guest WC off. The landing area has a work from home area if needed and either latch lever doors or roller hung doors to the three bedrooms and shower room with brand new suite. The master bedroom also has a walk in wardrobe and brand new en-suite shower room. The home has data points to most rooms for modern day convenience. There is lots of parking and lawned rear garden.



- Fully Renovated Detached Barn Conversion
- Three Bedrooms
- Open Plan Lounge With Wood Burner
- Large Fitted Kitchen & Separate Utility
- Guest WC, En-Suite & Family Shower Room
- Lots Of Parking & Lawned Rear Garden

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

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

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Entrance Porch/Utility

Having a double glazed wooden door and fitted with brand new base unit with work surface over to match those of the kitchen. Belfast sink with traditional style mixer tap, spaces for a washer and dryer, latch lever door to the guest WC off and kitchen.

Guest WC 4' 3" x 8' 3" (1.3m x 2.52m)

Fitted with a low level WC and work surface. Eye level cupboard housing the data access points and further cupboard below housing the under floor heating controls. Oil central heating boiler and double glazed window to the front.

Lounge 16' 1" x 14' 5" (4.89m x 4.4m)

A fabulous reception room with wooden staircase to the first floor with under stair store cupboard. Corner fitted wood burner and fireplace and beams to the ceiling. Double glazed window to the front and two double glazed windows to the rear.



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Dining Kitchen 15' 0" x 16' 11" (4.57m x 5.15m)

The large dining kitchen has a further entrance from the outside and includes a double glazed front entrance door with double glazed panels to each side. There is a range of brand new base and wall units with wood block work surfaces to two sides incorporating an etched drainer to the Belfast sink and mixer tap. Integral appliances include dishwasher, range stove and side by side full height fridge and freezer. Beams to the ceiling and inset ceiling spot lighting.



First Floor Landing

The central landing has a latch level door to bedroom one and matching roller doors to two further bedrooms and bathroom. The landing has sufficient space to enable a work from home area with data point, double glazed window and radiator.

Bedroom One 11' 11" x 10' 8" (3.64m x 3.24m)

A further roller door opens into a walk in wardrobe/storage with shelving and further matching door to the en-suite. Radiator and double glazed window to the rear.



Bedroom One En-Suite Shower Room 9' 3" x 3' 7" (2.81m x 1.08m)

Fitted with a brand new low level WC with adjacent moulded wash basin with mixer tap and cupboard below and tiled shower cubicle with mains fed shower.

Bedroom Two 7' 4" x 11' 8" (2.23m x 3.55m)

Radiator and double glazed window to the rear.

Bedroom Three 7' 9" x 8' 4" (2.37m x 2.55m)

Radiator and double glazed skylight window to the front.

Family Shower Room 7' 4" x 5' 5" (2.23m x 1.65m)

Fitted with a brand new suite comprising tiled shower cubicle with mains fed shower, vanity wash basin and low level WC. Heated towel rail and double glazed skylight window to the rear.



Outside Front

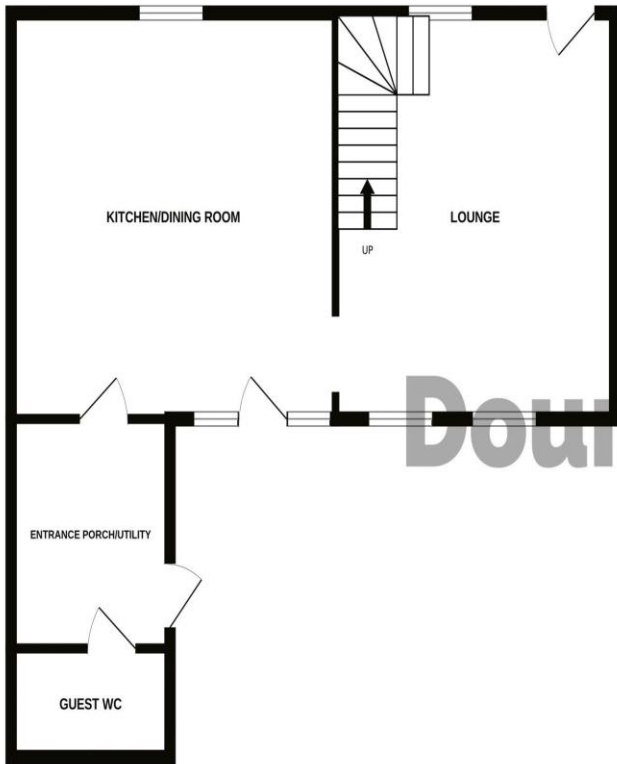
The home is accessed along a lane for the neighbouring residents and leads to the private garden with gated front entrance with low wall and brick pillar. There is area adjacent to the home with brick paving extending to the side housing the oil storage cylinder. There is lots of parking which extends to the side.

Outside Rear

The garden has a lawn to the rear and further parking.



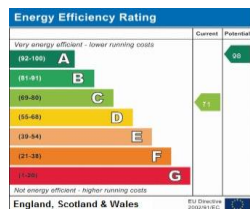
GROUND FLOOR



1ST FLOOR



Dourish & Day



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