



£320,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Market Drayton

Glendon Close  
Market Drayton Shropshire



***You won't walk away disappointed after viewing this home! In fact you won't want to leave. The well presented home is perfect for a family as it offers ample accommodation, is located in a cul-de-sac and has four bedrooms.***

The extended home comprises entrance hallway, lounge a large restyled dining kitchen with dining area open plan to a bright snug and conservatory overlooking the rear garden. There is also a separate utility and guest WC. Upstairs there are four bedrooms and a family bathroom. There is a double width block paved driveway to the front, integral garage and enclosed rear garden with sun terrace and lawn. This home is ready to move straight into so don't delay in booking your appointment.

- Beautifully Presented Detached House
- Lounge & Dining Kitchen & Separate utility
- Additional Snug and Conservatory
- Four Bedrooms & Family Bathroom
- Gardens, Driveway & Attached Garage
- Lovely Cul-De-Sac Location

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

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

**01630 658888**

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### Entrance Porch

Accessed through a part glass double glazed composite front entrance door with further double glazed door through to the hallway.

### Entrance Hallway

Double glazed door from the porch with double glazed side panel, stairs to the first floor with under stair store below. Inset ceiling spot lighting and radiator.

### Lounge

Fire surround with electric fire set on a hearth. Two radiators and double glazed window to the front. Double doors leading into the dining area of the open plan kitchen/diner.

### Open Plan Dining Kitchen

Fitted with a contemporary range of base and wall units, work surfaces and matching splash backs and stainless steel sink unit with mixer tap. Integrated four ring electric hob with cooker hood over and double oven below and integrated dish washer. Under stair store cupboard, contemporary radiator and double glazed window to the rear. There is a door off the kitchen area to the utility and the dining area is open plan to a snug to the rear.



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## Utility Room

Having a contemporary base and wall units, work surface to two sides, circular sink with mixer tap. Spaces for washing machine, fridge and dryer. Gas central heating boiler, part tiling to the walls, double glazed window to the side and double glazed door to the rear. Radiator.

## Guest WC

Fitted with a low level WC. Double glazed window to the rear.

## Snug

Located off the dining area and having double glazed French double doors to the rear garden.

## Conservatory

Double glazed conservatory set on a low brick wall with double glazed double doors to the rear garden. Two wall light points and electric radiator.

## Landing

Loft access, built in linen cupboard with shelving and radiator. Doors off to all bedrooms and family bathroom.

## Bedroom One

Radiator and double glazed window to the front.

## Bedroom Two

Radiator and double glazed window to the rear.

## Bedroom Three

Radiator and double glazed window to the front.

## Bedroom Four

Radiator and double glazed windows to the front and rear.

## Bathroom

Fitted with a modern suite comprising panel bath with shower over, pedestal wash basin and low level WC. Tiling to the walls, inset ceiling lighting, extractor fan. Heated towel rail and double glazed window to the rear.

## Outside Front

The home is set back behind a block paved double width driveway up to the garage.

## Garage 17' 3" x 9' 1" (5.25m x 2.78m)

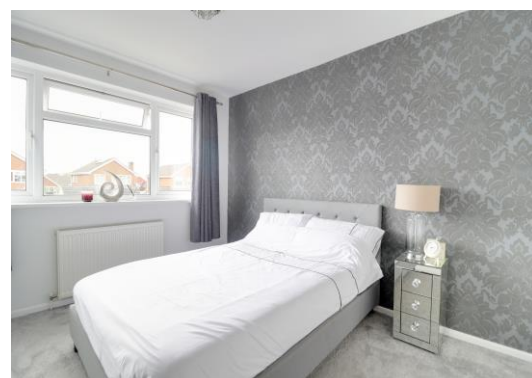
Having up and over door, power, lighting and double glazed window and door to the side.

## Outside Rear

A block paved patio wraps around the conservatory and leads onto a lawn with corner flower bed and corner sun terrace.

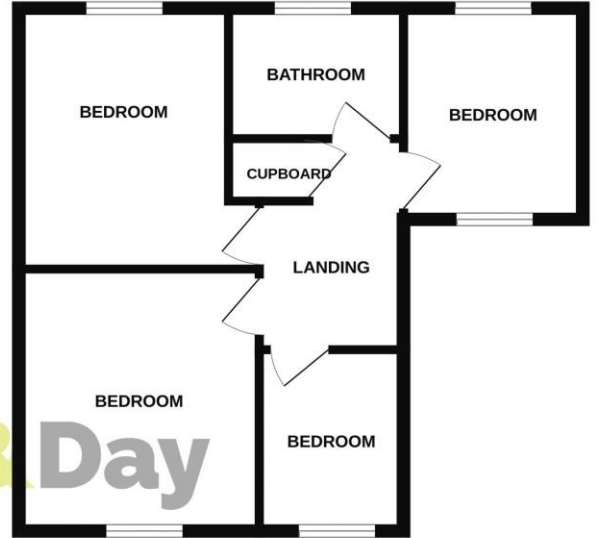
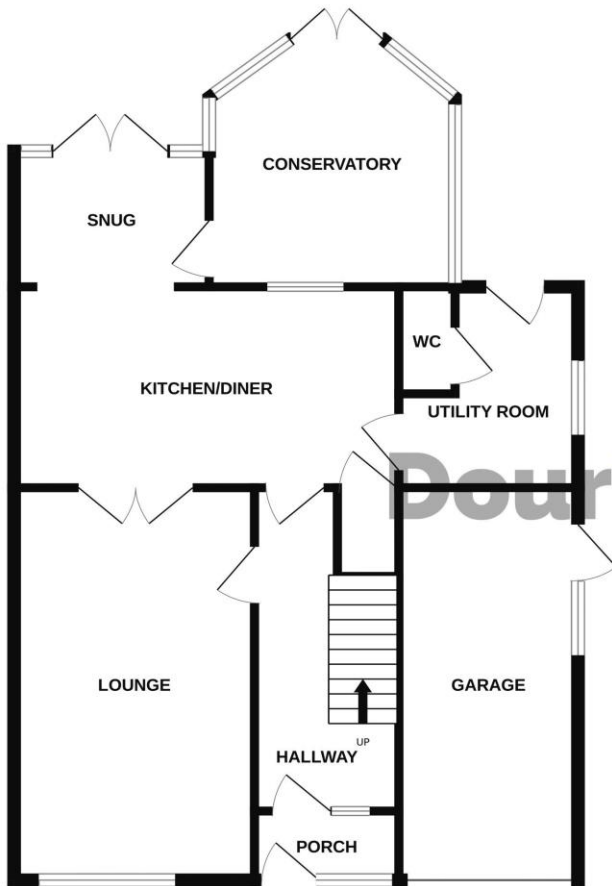
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GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
<small>www.epc.gov.uk</small>			

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