


£500,000

 TENURE: Freehold

 EPC RATING: B

 COUNCIL TAX BAND: F

Knighton Market Drayton

Chetwode Close Knighton
Market Drayton Shropshire



This fantastic double fronted, four bedroom detached family home is sure to get the heart racing! located in the highly desirable Village of Knighton enjoying excellent access into Newcastle Under Lyme, Market Drayton, Nantwich and superb nearby commuter links.

The property is discreetly located on a large plot within in a small cul-de-sac and is approached via a long gravel driveway which provides parking for numerous vehicles as well as the added benefit of a detached double garage and a private landscaped rear garden. To the property embraces open plan living having a contemporary open plan breakfast kitchen with Island and built in appliances, open plan lounge with wood burner, study/snug, guest w.c and utility room. To the first floor there are four bedrooms, En-suite and family bathroom.

- Superb Four Bedroom Detached Property
- Parking For Numerous Vehicles & Double Garage
- Contemporary Open Plan Breakfast Kitchen
- Living Room & Study/Sitting Room
- Guest W.C & Utility Room
- Desirable Rural Village Location

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Entrance Porch

Accessed through a double glazed entrance door with double glazed window to the front elevation, and a further glazed door to the open-plan entrance hallway.

Open-Plan Entrance Hallway

A spacious & light entrance hallway, having a contemporary styled radiator, ceiling coving, a double glazed window to the front elevation, stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, opening into open-plan family/breakfast kitchen & glazed internal door to lounge.

Lounge 12' 5" x 20' 6" (3.79m x 6.26m)

A spacious & beautifully presented open-plan lounge, having wood effect flooring, ceiling coving, a feature exposed brick chimney breast housing a multi-fuel cast-iron stove on a slate hearth, a contemporary styled radiator and double glazed window with further double glazed double doors leading onto the adjacent cut Indian stone paved patio seating/entertaining area &



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out to the private rear garden. A further opening leads through into the open-plan family/breakfast kitchen.

Family/Breakfast Kitchen 12' 2" x 19' 1" (3.72m x 5.82m)

A modern contemporary styled refitted open-plan family/breakfast kitchen, fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an electric glass halogen hob with a glass splashback rising to a glass extractor canopy over and a 1.5 bowl stainless steel sink/drainage with a contemporary styled mixer tap over, and a further range of appliances which include; integrated wine cooler, integrated dishwasher, integrated refrigerator & integrated freezer. Additional units include a useful pull-out larder configuration, discreet cupboard lighting, a matching central breakfast island with further pan drawers. The room also benefits from a vertical contemporary styled radiator, inset ceiling downlighting throughout with inset ceiling mounted audio speakers, wood effect flooring and two double glazed windows to the front elevation.

Study/Snug 13' 7" x 9' 0" (4.13m x 2.74m)

A spacious second reception room offering flexible usage, ceiling coving, wood effect flooring, a double glazed window to the front elevation & contemporary styled radiator.

Utility Room 12' 4" x 6' 10" (3.77m x 2.08m) maximum measurements

Fitted with work surfaces incorporating an inset sink/drainage with mixer tap over, with matching wall & base unit with space for plumbed appliances. The room also benefits from having ceramic splashback tiling to the wall surfaces, wood effect flooring, a contemporary styled radiator and a double glazed window & door to the rear elevation leading out to the garden.

Guest WC

Fitted with a low-level WC & wash hand basin with mixer tap over. The room also benefits from having a towel radiator, ceramic splashback tiling to the wall surfaces and a double glazed window to the side elevation.

First Floor Landing

Featuring a porthole style double glazed window to the side elevation and having access to loft space via a pull-down ladder for ease of access, ceiling coving, a contemporary styled radiator and internal doors off to all bedrooms & bathroom.





Bedroom One 12' 5" x 9' 6" (3.79m x 2.89m) (measurements exclude the dressing area space)

A double bedroom having a double glazed window to the rear elevation, ceiling coving, a contemporary styled radiator and an open-archway leading through into a walk-in dressing area.

Walk-in Dressing Area (Bedroom One) 6' 1" x 6' 11" (1.85m x 2.11m)

Having a double glazed window to the rear elevation, a contemporary styled radiator, ceiling coving and further internal door leading through to the En-suite.

En-suite (Bedroom One) 5' 11" x 6' 9" (1.81m x 2.07m)

Fitted with a modern contemporary styled suite comprising of a double walk-in shower cubicle with overhead ceiling mounted monsoon style shower head & screen, a wash hand basin with chrome mixer tap over & storage beneath and a low-level WC. The En-suite also benefits from having ceramic tiling to the floor, ceramic tiled walls, inset ceiling



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downlighting, a contemporary styled towel radiator and a double glazed window to the side elevation.

Bedroom Two 12' 4" x 10' 8" (3.77m x 3.25m)

A second double bedroom, having ceiling coving, a contemporary styled radiator and double glazed window to the front elevation.

Bedroom Three 8' 9" x 11' 3" (2.67m x 3.43m)

A third double bedroom, having ceiling coving, a contemporary styled radiator and double glazed window to the front elevation.

Bedroom Four 12' 5" x 7' 6" (3.78m x 2.28m)

A fourth double bedroom, having ceiling coving, a contemporary styled radiator and double glazed window to the front elevation.

Family Bathroom 8' 8" x 8' 3" (2.65m x 2.51m) maximum measurements

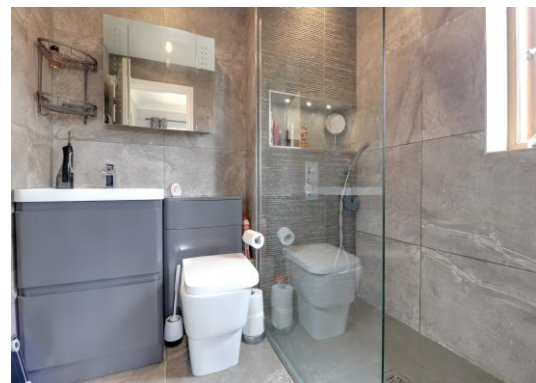
Fitted with a suite comprising of a panelled bath with electric shower over & screen to side, a pedestal wash hand basin & low-level WC. The room also benefits from having a radiator and a double glazed window to the front elevation.

Externally

The property is positioned on an impressive large plot well back from the service road and is approached over a large gravelled driveway with wrought iron gated access to the main entrance door to the front elevation & double detached brick & pitched roof constructed garage. There is a large beautifully presented lawned foregarden with a feature pond and the garden is bordered by a variety of mature plants, shrubs & trees with access from each side of the property of a beautifully presented & landscaped private rear garden which features cut Indian stone paved outdoor seating/entertaining areas and a further two raised decked seating areas. The garden also benefits from an external cold water tap supply, lighting & power points.

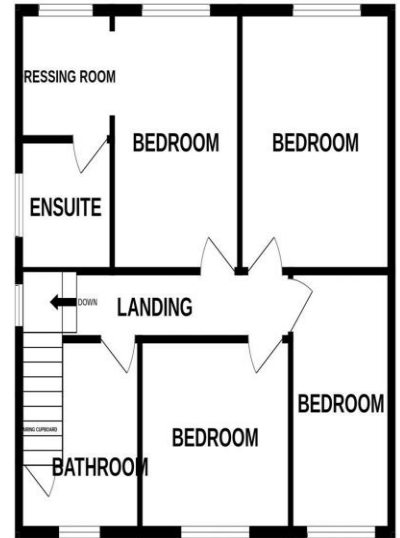
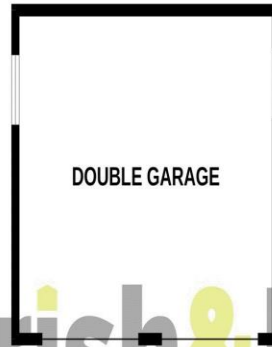
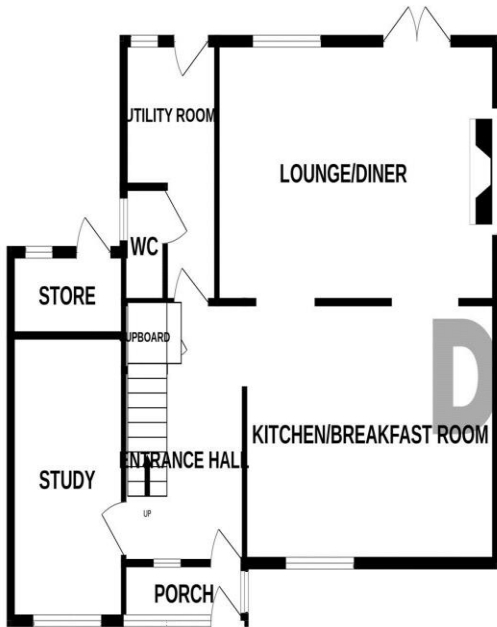
Detached Double Garage 17' 2" x 17' 11" (5.24m x 5.46m)

A pitched roof & brick constructed garage which offers good boarded loft space, power, lighting, two double glazed windows & two up and over garage doors to the front elevation.



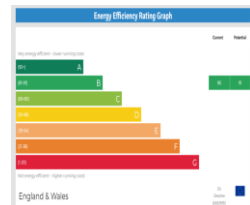
GROUND FLOOR

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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