



£325,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **E**

Market Drayton

The Paddocks
Market Drayton Shropshire



Hold your horses cowboy, we've found you your next family home! Head over to The Paddocks where we have a detached house tucked away from the roadside, set back behind a private driveway servicing just four homes.

Offered with no onward chain for ease of purchase, the generous sized accommodation comprised entrance hallway with guest WC off, lounge, dining room, conservatory and large kitchen with door to the garage. Upstairs there are four good sized bedrooms, one of which has an En-suite plus family bathroom.

- Four Bedroom Detached House
- Lovely Tucked Away Location
- Two Reception Room & Conservatory
- En-Suite, Family Bathroom & Guest WC
- Spacious Dining Kitchen
- Integral Garage & Lawned 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 Hallway

Having a double glazed front entrance door with further doors off to the guest WC and lounge and stairs to the first floor.

Lounge 13' 1" x 13' 5" (4.0m x 4.1m)

Fitted with a fire surround with marble inset and hearth incorporating a coal effect electric fire. Radiator and two double glazed windows to the front.

Dining Room 10' 10" x 10' 6" (3.3m x 3.2m)

Having radiator and double glazed French doors to the conservatory.

Conservatory 9' 1" x 9' 10" (2.76m x 3.0m)

Double glazed conservatory set on a low brick wall and having double glazed French doors to the rear garden.

Kitchen 10' 10" x 14' 1" (3.3m x 4.3m)

A generous sized kitchen fitted with a range of base and wall units, work surfaces to three sides incorporating an inset single drainer sink unit and mixer tap. Integrated four ring electric hob with cooker hood over and electric oven below and space for further appliances. Tiled splash backs, tiling to the floor, under stair store cupboard, double glazed window to the rear, door to the garage and half glass double glazed door to the side.



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First Floor Landing

Loft access and airing cupboard housing the gas central heating boiler.

Bedroom One 12' 5" x 10' 2" (3.78m x 3.1m)

A double bedroom with fitted wardrobes and dressing table, radiator and double glazed window to the front.

En-Suite Shower Room 4' 10" x 5' 5" (1.47m x 1.64m)

Fitted with a low level WC, vanity wash basin and tiled shower cubicle with electric shower. Half height tiling to the walls, radiator and double glazed window to the side.

Bedroom Two 10' 9" x 14' 4" (3.27m x 4.37m)

A large bedroom with built in wardrobes to one wall with sliding mirror doors. Radiator and double glazed window to the front.

Bedroom Three 13' 5" x 7' 11" (4.1m x 2.41m)

Built in wardrobes to one wall with sliding mirror doors. Radiator and double glazed window to the rear.

Bedroom Four 8' 11" x 8' 8" (2.71m x 2.63m)

Radiator and double glazed window to the rear.

Family Bathroom 5' 11" x 7' 7" (1.81m x 2.32m)

Fitted with a low level WC with concealed cistern, pedestal wash basin and P shaped shower bath with mains fed shower. Part tiling to the walls which is to ceiling height around the shower area, radiator and double glazed window to the rear..

Outside Front

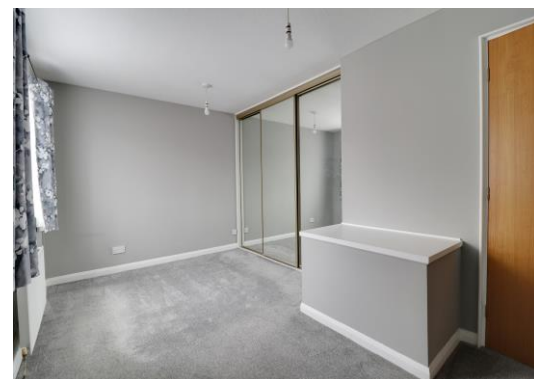
The property is set back behind a private driveway for just three homes with this particular home situated in the corner. There is a tarmac driveway up to the attached garage and lawned front garden. To the side is a gate to the rear garden.

Integral Garage 18' 2" x 7' 8" (5.53m x 2.33m)

Up and over door, power, lighting and window to the side. Part of the garage has been sectioned off and provides useful storage but can be easily removed if preferred.

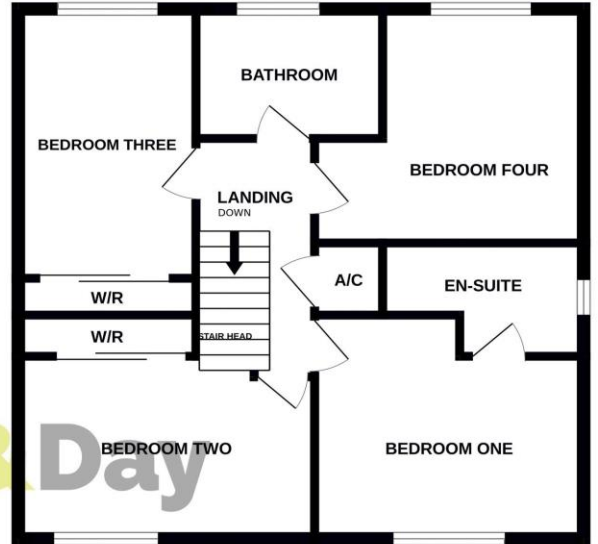
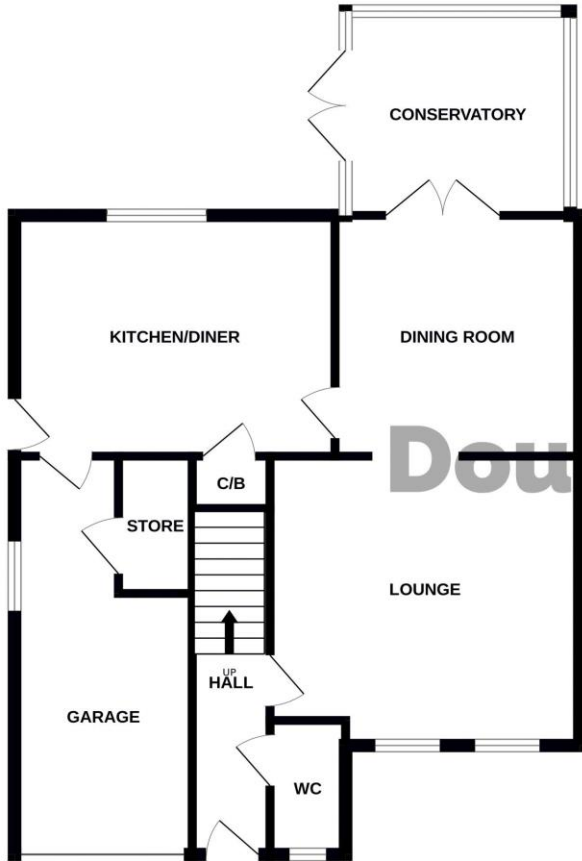
Outside Rear

The enclosed rear garden is mostly lawned.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

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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