



£525,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Lockley Wood Market Drayton

Lockley Wood  
Market Drayton Shropshire



*They say roses are the language of love. Well you are going to fall head over heels in love with Rose Cottage. This detached home offers the perfect family accommodation with generous sized rooms and is beautifully presented throughout.*

As you enter the home you are welcomed by the large reception hallway, located off is the spacious lounge with rustic brick fireplace and chimney breast. Also off the hallway is the dining room and impressive bespoke contemporary breakfast kitchen and adjacent utility/WC. Also off the kitchen is a lovely snug/TV room. The first floor has an equally impressive landing area providing access to all bedrooms and family bathroom. The landing is large enough to provide a sitting area and could be utilised as a work from home space. The master bedroom has an en-suite shower room and there is a family bathroom. Outside you will find lawned front and rear gardens with far reaching rural views, a driveway to the side and detached garage with attached workshop area.

- Spacious Four Bedroom Detached House
- Large Lounge, Dining Room & Snug
- Contemporary Fitted Kitchen, Separate Utility
- En-Suite & Family Bathroom
- Spacious Entrance Hall & Landing
- Detached Garage. Rural Views

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

An open porch has a composite double glazed front entrance door leading into the hallway.

## Entrance Hallway

A large reception area with stairs off to the first floor, two radiators and double glazed window to the front.

## Living Room 21' 2" x 15' 0" (6.45m x 4.56m)

A generous sized reception room with rustic brick chimney breast incorporating the fireplace with solid wood mantle over and inset log burner set on a tiled hearth. Two radiators, beams to the ceiling, double glazed bay window to the front and double glazed French doors to the rear.



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## **Dining Room** 14' 3" x 11' 9" (4.35m x 3.57m)

Having a feature cast iron fireplace, beams to the ceiling, radiator and double glazed bay window to the front and double glazed window to the side.

## **Breakfast Kitchen** 14' 10" x 12' 5" (4.51m x 3.78m)

Fitted with a range of bespoke contemporary base and wall units with work surfaces to all four sides, matching upstand splash backs and enamel double bowl sink with mixer tap. Integral appliances include dishwasher, fridge freezer and cooker hood located above a space for a range style cooker. A central island incorporates a wood block breakfast bar. Double glazed windows to the side and rear and half glass stable type door to the side.

## **Utility/Guest WC** 9' 2" x 6' 0" (2.8m x 1.82m)

Fitted with a work surface with space below for a washer and dryer and having tiled splash backs. There is a low level WC and double glazed window to the side.

## **Snug/TV Room** 7' 5" x 7' 9" (2.26m x 2.35m)

Located off the kitchen and having radiator and double glazed window to the rear.

## **Landing** 17' 11" x 10' 9" (5.45m x 3.27m)

A large central landing area has doors off to the four bedrooms and family bathroom and there is an area which could be used as a work from home space or simply relaxing and enjoying the outlook through the double glazed window to the front.

## **Bedroom One** 13' 3" x 14' 11" (4.05m x 4.55m)

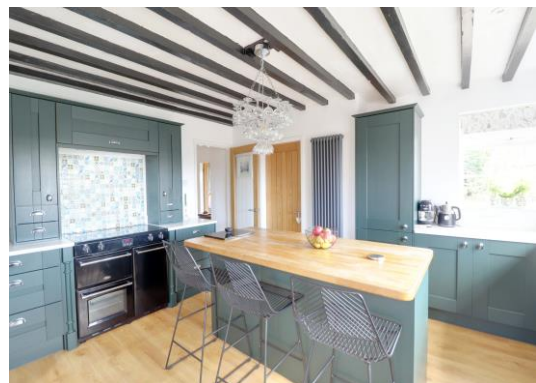
A large double bedroom with double glazed window to the front, double glazed French doors onto the Juliet balcony to the side, radiator and door to the en-suite.

## **En-Suite Shower Room** 7' 11" x 4' 2" (2.42m x 1.26m)

Fitted with a tiled shower enclosure, pedestal wash basin and low level WC. Part tiling to the walls and radiator.

## **Bedroom Two** 13' 11" x 11' 8" (4.24m x 3.56m)

A further large double bedroom with radiator and double glazed window to the front.







**Bedroom Three** 10' 11" x 12' 3" (3.33m x 3.74m)

Another double bedroom with exposed polished wooden floor, radiator and double glazed window to the rear.

**Bedroom Four** 7' 5" x 9' 10" (2.26m x 3.0m)

Having a built in wardrobe recess, radiator and double glazed window to the rear.

**Family Bathroom** 8' 0" x 9' 4" (2.45m x 2.85m)

Fitted with a low level WC, pedestal wash basin with mixer tap, panel bath with mixer tap and corner tiled shower enclosure with mains fed shower. Tiled splash backs, radiator and double glazed window to the rear.



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## Outside Front

The home has a lawned front garden with established trees and bushes which extends to one side and joins the rear garden. There are double gates to the driveway to the side leading to further parking and the garage. Adjacent to the garage is a further garden area.

## Rear Garden

The rear garden is mostly lawned with hedges to the rear boundary and has far reaching views over the neighbouring fields.

## Detached Garage 18' 0" x 13' 9" (5.48m x 4.2m)

The garage has power, lighting and up and over door to the front. The garage is open plan to a workshop area off.

## Workshop 11' 4" x 9' 7" (3.45m x 2.91m)

Window to the front.

## Agents Notes

We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.

## ID Checks

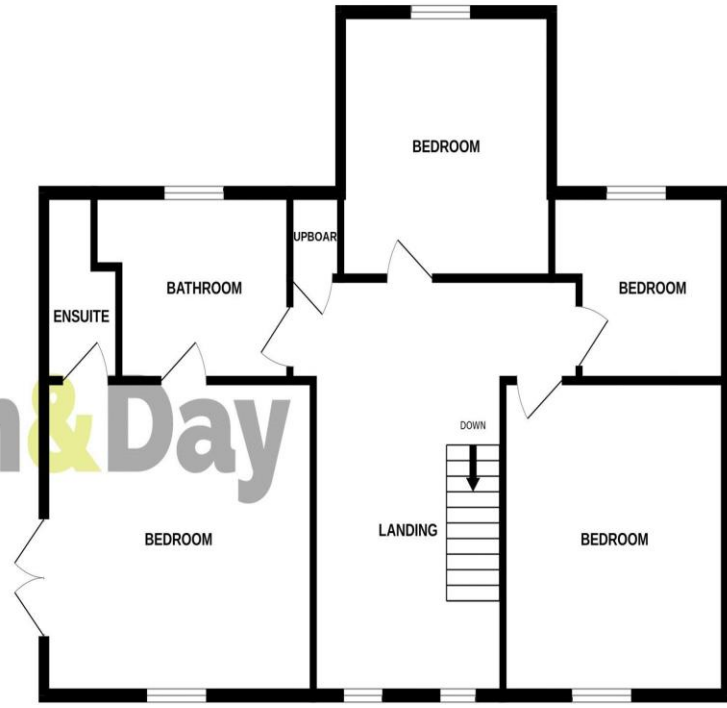
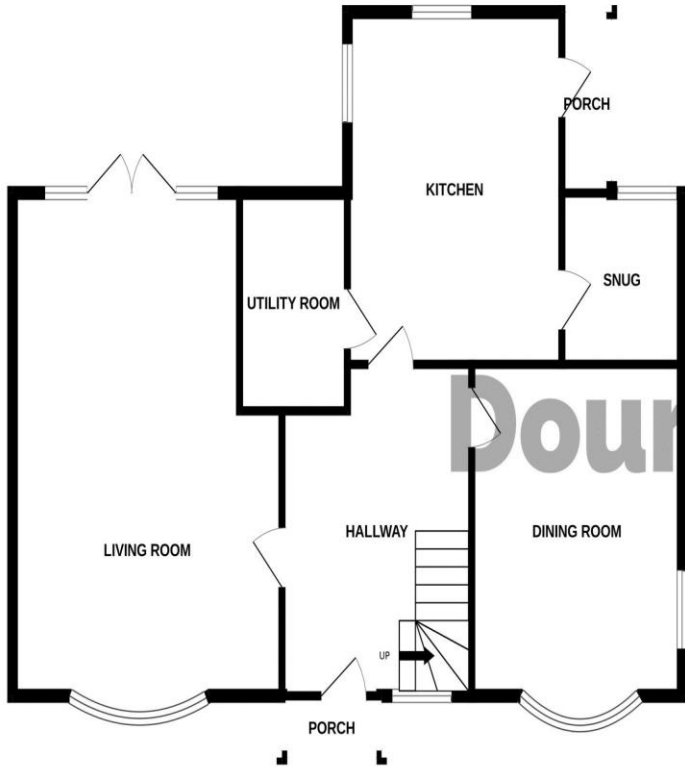
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GROUND FLOOR

1ST FLOOR



Dourish&Day

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
Lower energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C		74
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epi.eu.com	



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