



£330,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: E

## Market Drayton

Chancel Drive  
Market Drayton Shropshire



***This home ticks every box we can think of for a growing or large family and even offers the potential for a self contained annex for an elderly family member with little effort if required. So where do we start?***

Located in the corner of a private road servicing just a few similar homes the accommodation comprises porch, entrance hall, large bay fronted lounge, additional sitting room, an impressive extensively fitted kitchen with contemporary units and a family area which is the hub of the home, utility and wet room. Upstairs there are four bedrooms, two of which have en-suites and family bathroom. There are gardens to the front and rear and to the side of the home is an attached full length brick store.

- Large Four Bedroom Detached House
- Two En-Suites & Family Bathroom
- Large Lounge & Additional Sitting Room
- Impressive Modern Fitted Kitchen With Family Area
- Separate Utility & Downstairs Wetroom
- Large Full Length Store To The Side

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

Having half glass double glazed front entrance door leading into the hallway and double glazed windows to each side.

## Hallway

Stairs off to the first floor and doors to the two separate reception rooms.

## Lounge 19' 8" x 12' 10" (6.0m x 3.92m)

Having a radiator and double glazed bay window to the front. The lounge is partially open plan to the kitchen.

## Sitting Room 16' 1" x 8' 1" (4.9m x 2.47m)

Having a corner cupboard housing the gas central heating boiler and shelved cupboard below. Radiator and double glazed window to the front.

## Kitchen/Family Room 12' 4" x 16' 2" (3.77m x 4.93m)

Originally two rooms this now large kitchen/family room is without doubt the hub of the home and has been restyled to provide an extensive range



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of base and wall units, work surfaces to three sides incorporating the breakfast bar which separates the family area. Inset one and a half bowl single drainer sink unit and mixer tap. Integrated appliances include a dishwasher and four ring gas hob with cooker hood over and electric oven below. Under stair store cupboard, double glazed window to the rear, door to the utility and radiator. To the family area are bifold doors to the rear garden.

## Inner Hallway

Tiling to the floor, doors off to the wet room, utility and sitting room.

## Utility 7' 11" x 8' 4" (2.42m x 2.53m)

Fitted with base and wall units with work surface and space below for a washer and further space for a fridge freezer. Tiling to the floor and double glazed door and window to the rear.

## Wet Room 5' 11" x 4' 4" (1.8m x 1.33m)

Fitted with a contemporary suite including a low level WC, pedestal wash basin and soakaway shower area with electric shower. Tiling to two walls, extractor fan and double glazed window to the side.

## Bedsit Annex Potential

The sitting room could be utilised as a lounge/bedroom with the wet room and utility which could be a kitchen and collectively offer a versatile arrangement for an elderly relative or a member of the family looking for semi independent living.

## First Floor Landing

Access to loft space, inset ceiling spot lighting, airing cupboard and radiator. Doors off to the four bedrooms and family bathroom.

## Bedroom One 10' 11" x 10' 0" (3.33m x 3.05m)

Having a radiator, double glazed window to the rear elevation and a recess that is suitable for wardrobes.

## En-Suite Shower Room 4' 11" x 7' 2" (1.5m x 2.18m)

Fitted with a contemporary white suite comprising of a low level WC, tiled shower cubicle with electric shower and vanity wash basin with mixer tap and tiled splash back. Heated towel rail, extractor fan and double glazed window to the side.

## Bedroom Two 10' 10" x 8' 4" (3.3m x 2.53m)

Access to loft space, radiator and double glazed window to the front elevation.





**En-Suite Shower Room** 5' 3" x 5' 7" (1.6m x 1.7m)

Fitted with a contemporary white suite comprising low level WC, pedestal wash basin with tiled splash back and tiled shower cubicle with electric shower. Heated towel rail, extractor fan and double glazed window to the rear.



**Bedroom Three** 10' 11" x 9' 1" (3.32m x 2.76m)

Radiator and double glazed window to the front.

**Bedroom Four**

Having a radiator and double glazed window to the front elevation.

**Bathroom** 5' 6" x 6' 8" (1.67m x 2.04m)

Fitted with a low level WC, pedestal wash basin and panel bath with hand held shower mixer tap. Half height tiling to the walls, heated towel rail and double glazed window to the rear elevation.



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## Outside - Front

The home is located in the corner of a private drive for the neighbouring properties. There is a decorative stone covered front garden with concrete pattern imprinted framing and corner bark covered shrub garden.

## Outside - Rear

The enclosed rear garden has a paved and decorative stone covered patio with concrete pattern imprinted sun terrace and a low wall dividing the lawned garden. There is an ornamental pond, garden shed, walled side boundary and gate to the side.

## Attached Brick Store/Workshop 27' 7" x 8' 0" (8.41m x 2.44m)

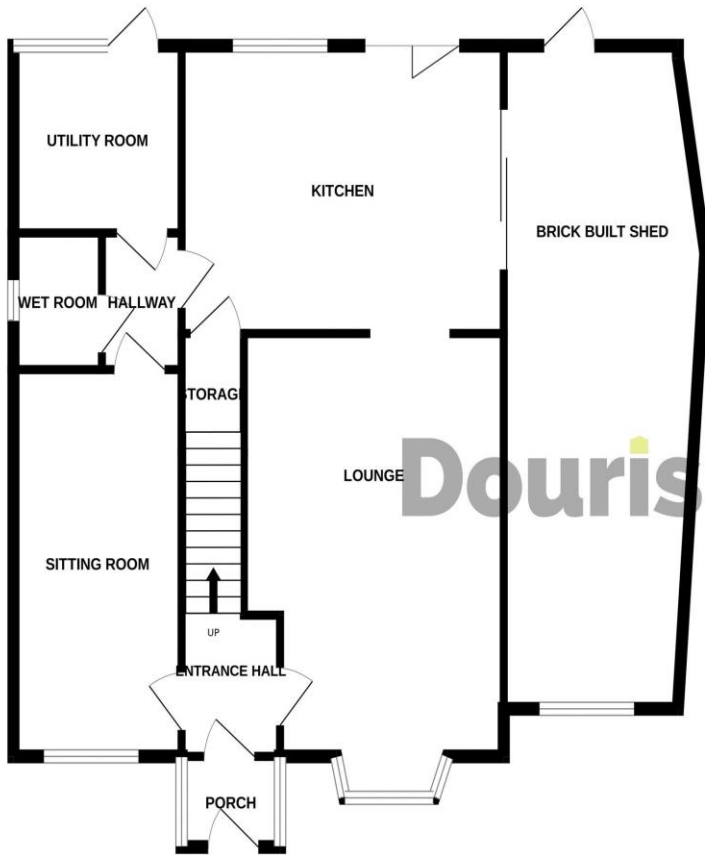
Having electric roller door with power and lighting. Half glass door to the rear.

## ID Checks

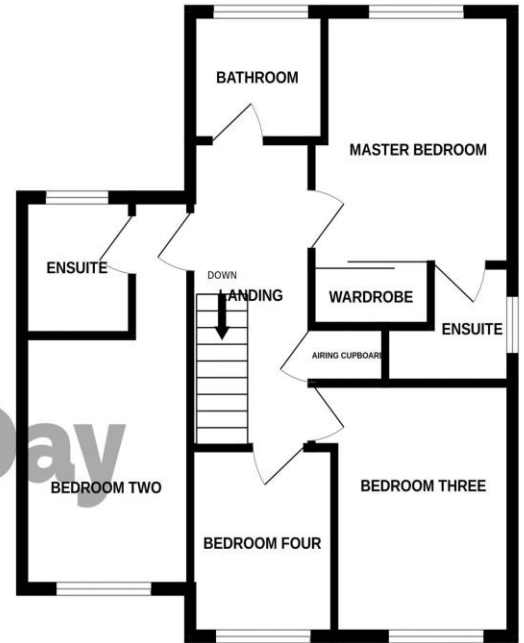
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Lower energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71	80
England & Wales		EU Directive 2002/91/EC	
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