



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: E

Loggerheads Market Drayton

Mucklestone Wood Lane Loggerheads
Market Drayton Shropshire



If you go down to the woods today, you're sure of a BIG surprise..... Because we have a fantastic detached house on the highly regarded Mucklestone Wood Lane, facing open countryside to the front and is set on a generous sized landscaped corner plot.

The home is perfect for the largest of families and comprises entrance hall with guest WC off, large full length lounge, dining room, large full length breakfast kitchen which has an extensive range of units and orangery style conservatory with French doors from both the dining room and breakfast kitchen. Upstairs there are five bedrooms, en-suite shower room and family bathroom. As well as the landscaped gardens there is also a double width driveway and detached double garage.

- Five Bedroom Detached House
- Landscaped Gardens On Corner Plot
- Two Reception Rooms & Conservatory
- Large Breakfast Kitchen
- En-Suite, Family Bathroom & Guest WC
- Double Garage

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 half glass double glazed front entrance door, stairs to the first floor and under stair store cupboard.

Guest WC

Fitted with a low level WC with concealed cistern and vanity wash basin with mixer tap. Tiling to the walls and floor, heated towel rail and double glazed window to the front.

Living Room 23' 8" x 11' 9" (7.21m x 3.57m)

A large reception room which has a fire surround with marble inset and hearth incorporating a coal effect gas fire and two radiators. The room has lots of natural light thanks to the double glazed window to the front, two double glazed windows to the side and double glazed French doors to the rear



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Dining Room

The dining room is open plan to the lounge and has a radiator and double glazed French doors to the conservatory.

Breakfast Kitchen 27' 4" x 9' 10" (8.34m x 3.0m)

The large breakfast kitchen is fitted with an extensive range of base and wall units, work surfaces to three sides incorporating a one and a half bowl single drainer and mixer tap, work surface down lighting and tiled splash backs. A canopy cooker hood is located over a space for a range style cooker with further spaces for a washing machine and dishwasher. Tiling to the floor which continues into the breakfast area which has a radiator, half glass double glazed door to the side and French doors to the conservatory.

Conservatory 9' 1" x 18' 4" (2.78m x 5.6m)

A double glazed conservatory having an orangery style glass roof with inset ceiling spotlights surrounding. Radiator and double glazed French doors to the rear garden.

Landing

Loft access and door to the airing cupboard.

Bedroom One 11' 4" x 11' 7" (3.45m x 3.53m)

A generous sized double bedroom with radiator and double glazed window to the rear.

Bedroom One En-Suite 6' 7" x 5' 3" (2.0m x 1.61m)

Fitted with a white suite comprising tiled shower cubicle with mains fed shower, vanity wash basin and corner low level WC. Tiling to the walls and floor, heated towel rail and double glazed window to the rear.

Bedroom Two 12' 0" x 11' 7" (3.67m x 3.53m)

Another generous sized double bedroom with radiator and double glazed window to the front

Bedroom Three 12' 1" x 10' 11" (3.68m x 3.32m)

Yet another generous sized double bedroom with radiator and double glazed window to the front.

Bedroom Four 10' 1" x 8' 9" (3.07m x 2.67m)

Radiator and double glazed window to the rear.





Bedroom Five 10' 5" x 7' 7" (3.17m x 2.32m)

Currently used as an office having radiator and double glazed window to the front.

Family Bathroom 6' 7" x 6' 9" (2.01m x 2.07m)

Fitted with a white suite comprising panel bath with hand held shower mixer tap, vanity wash basin and low level WC with concealed cistern. Tiling to the walls and floor, heated towel rail and double glazed window to the rear.



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Outside Front

The home is located on a corner plot facing fields to the front. The garden has lawns to the front and side with central path to the front entrance door, There is a variety of established plants, shrubs and conifers including two circular beds. There are also two established trees.

Outside Rear

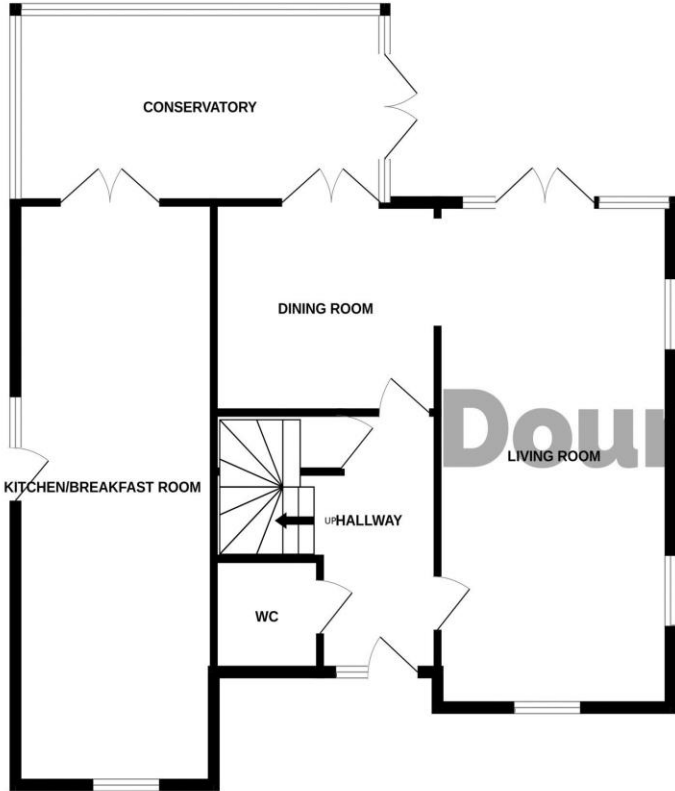
The garden is again landscaped with a variety of established shrubs to the side and adjacent to the home is a block paved patio and further garden with paved circular patio with decorative stone surround. There is a gate to the driveway.

Detached Garage 15' 11" x 18' 2" (4.84m x 5.53m)

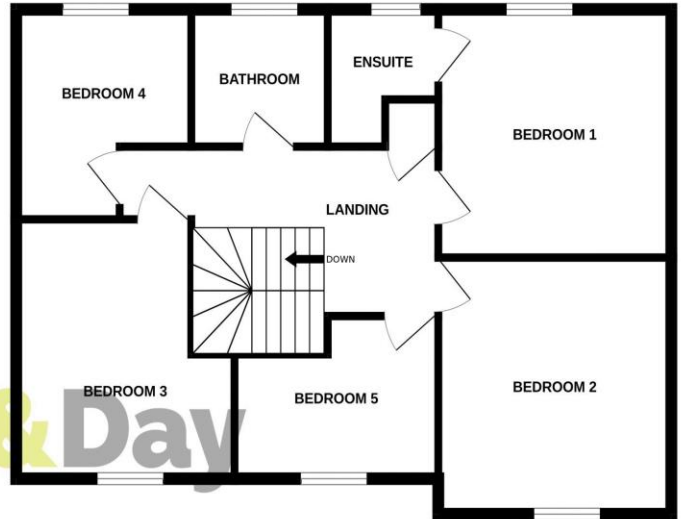
A double garage with electric remote up and over door, power, lighting and two double glazed windows to the rear.



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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Energy Efficiency Rating		Current	Potential
92+	A		82
81-91	B		
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

Best energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC
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