



£725,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: G

Ashley Market Drayton

Gravelly Hill Ashley
Market Drayton Shropshire



If you're on the hunt for a spacious family home that delivers both comfort and charm, look no further than Gravelly Hill. This impressive detached residence, nestled on the edge of the sought-after village of Ashley, offers a wealth of features both inside and out.

Set amidst expansive, mature gardens that ensure privacy, especially at the rear, this home also boasts ample parking and an integrated double garage. The inviting entrance hall leads to a guest WC, a generous lounge, a separate dining room, and a bright conservatory. The extensively fitted breakfast kitchen, complemented by a separate utility and boot room, provides all the space you need for family living. The first floor continues to impress with five double bedrooms, including a master with an en-suite shower room. A large family bathroom, stylishly appointed, completes the upper level. This is more than just a house; it's a home where every detail has been thoughtfully designed for those who value space and convenience. Ready to move in and start making memories!

- Five Double Bedroom Detached House
- Two Reception Rooms & Conservatory
- Contemporary Fitted Kitchen, Separate Utility
- Contemporary En-Suite & Family Bathroom
- Double Garage & Large Rear Garden
- Rural Setting With Fabulous Views

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Hallway

A composite double glazed front entrance door with fixed double glazed side panels, radiator and stairs to the first floor.

Guest WC

Fitted with a low level WC and pedestal wash basin, tiling to the walls, tiling to the floor and double glazed window to the front.

Lounge 22' 7" x 12' 6" (6.89m x 3.8m)

A large full length reception room and has a fire surround which extends to provide and TV and media plinth and slot below and incorporates a coal effect gas fire. Two radiators, double glazed box bay window to the front with deep shelf, double glazed window to the side and double glazed patio doors to the conservatory.



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Conservatory 10' 4" x 11' 1" (3.15m x 3.38m)

A double glazed conservatory set on low brick walls and fitted with ceiling fan and French doors to the rear garden.

Dining Room 11' 10" x 12' 10" (3.6m x 3.9m)

Radiator and double glazed window to the rear.

Breakfast Kitchen 16' 4" x 13' 1" (4.98m x 4.0m)

Fitted with a range of base and wall units and work surfaces to two sides and inset one and a half bowl single drainer sink unit and mixer tap. Range cooker with cooker hood over, integrated dishwasher and fridge. Tiling to the floor, inset ceiling spot lighting, radiator and double glazed windows to the side and rear.

Utility 9' 2" x 5' 10" (2.79m x 1.77m)

Fitted with base and wall units, work surfaces to two sides and inset stainless steel sink unit, drainer and mixer tap. Spaces for a washing machine and dryer, double glazed window to the side and radiator.

Boot Room

Tiling to the walls and floor, half glass double glazed door to the side and gas central heating boiler.

Landing

A split level and central landing provides access to bedrooms three bedrooms, double glazed window to the front and radiator. Steps lead to a further landing which has a radiator and double glazed window to the side and provides access to two further bedrooms.

Bedroom One 16' 1" x 12' 6" (4.9m x 3.81m)

Fitted with an extensive range of fitted wardrobes and set of drawers. Radiator and double glazed windows to the front and side.

En-Suite Shower Room 6' 3" x 12' 6" (1.9m x 3.8m)

A large bathroom which is fitted with a stylish contemporary white suite comprising corner shower enclosure with mains fed shower, low level WC with concealed cistern, vanity wash basin with mixer tap and double width cupboard below with tiled cupboard below and fixed mirror over. Radiator and double glazed window to the rear.





Bedroom Two 11' 10" x 12' 10" (3.6m x 3.9m)

A further double bedroom with fitted wardrobes, shelving, dressing table and drawers. Radiator and double glazed window to the rear.

Bedroom Three 9' 11" x 16' 8" (3.02m x 5.08m)

Another spacious double bedroom with loft access, radiator and double glazed window to the front.

Bedroom Four 10' 7" x 13' 2" (3.22m x 4.02m)

Yet another double bedroom with fitted wardrobes, radiator and double glazed window to the side. There is also a vanity wash basin which makes this an ideal guest room when needed.



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Bedroom Five 9' 11" x 13' 2" (3.02m x 4.02m)

Although the fifth bedroom this is again a sizable double bedroom which has a built in wardrobe with hanging rails and shelving. Radiator and double glazed window to the side.

Family Bathroom 9' 3" x 13' 1" (2.82m x 4.0m)

A large and luxuriously fitted bathroom with a contemporary white suite comprising his and hers twin bowl shaped basins set in separate vanity units, each with mixer taps, corner tiled shower enclosure with drying area and mains shower and deep panel bath. Half height tiling to the walls, chrome heated towel rail and additional radiator. Half height tiling to the walls, inset ceiling spot lighting, deep shelved airing cupboard and double glazed window to the rear.

Outside Front

The home is set on a generous sized plot and includes a lawned front garden fringed with extensively planted borders and rockery and established shrubs and plants running parallel to the long double width driveway providing lots of parking and leading to the integrated double garage. There is a gate to the side leading to the rear garden.

Double Garage 21' 2" x 17' 0" (6.44m x 5.18m)

Having a remote double door to the front, power, lighting, two windows and half glass door to the side.

Outside Rear

There is a large private rear garden which has a full width sun terrace with brick wall separating the large lawn and having established planted border and adjacent greenhouse. The long lawn has hedges to the sides and to towards the rear is a furthers seating area and garden shed.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower running costs			
92+	A		81
81-91	B		
69-80	C	71	
55-68	D		
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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