



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

Market Drayton

Draycott Close
Market Drayton Shropshire



If you are looking for a bungalow that has a private location then you are bound to be interested in this detached bungalow which is a pair of properties set back from the roadside.

Comprising entrance hallway, spacious lounge, generous sized breakfast kitchen, two bedrooms, shower room and separate additional W/C. There is a double width block paved driveway to the front as well as a detached garage with further parking to the front. The enclosed rear garden has a patio and is mostly lawned.

- Modern Detached Bungalow
- Spacious Lounge & Breakfast Kitchen
- Two Bedrooms
- Shower Room & Additional W/C
- Block Paved Driveway & Detached Garage
- Lovely Private Set Back Location

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 Hall

Accessed through a double glazed half glass front entrance door having access to loft space and radiator.

Guest WC

Fitted with a low level WC and wall mounted wash basin with tiled splash back. Gas central heating boiler and double glazed window to the front elevation.

Lounge 9' 9" x 15' 10" (2.96m x 4.83m)

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

Kitchen/Diner 15' 10" x 9' 9" (4.83m x 2.97m)

Fitted with a range of base and wall units, work surfaces to two sides and an inset stainless steel sink unit, drainer and mixer tap. Tiled splashbacks and work surface downlighting. Integrated four ring gas hob with cooker hood over and electric oven below, spaces for washing machine and upright fridge/freezer. Radiator, double glazed window to the side and double glazed French doors to the rear.



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Bedroom One 11' 11" x 10' 0" (3.63m x 3.04m)

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

Bedroom Two 12' 8" x 6' 3" (3.87m x 1.91m)

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

Shower Room 6' 3" x 5' 7" (1.9m x 1.71m)

Fitted with a low level WC, pedestal wash basin with tiled splash back and double width shower area with shower curtain and mains fed shower. Tiling to the floor, radiator and double glazed window to the side elevation.

Outside - Front

The bungalow is one of a pair of detached bungalows set back from the roadside and is accessed along a drive between the properties on the roadside. The bungalow has a double width block paved driveway to the front and additional drive for one car opposite adjacent to the detached brick garage.

Detached Garage 17' 5" x 8' 6" (5.3m x 2.6m)

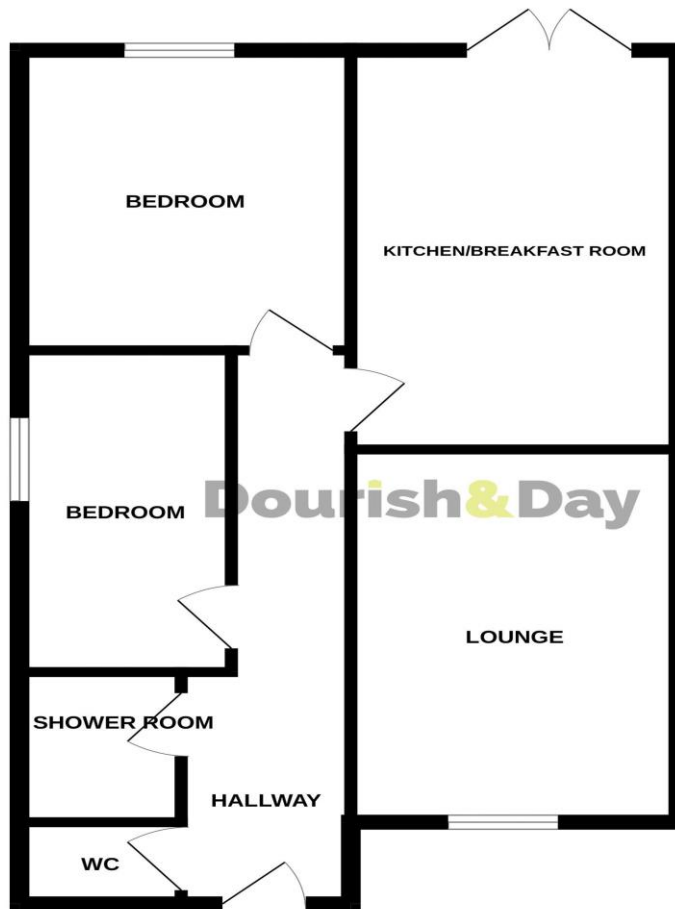
Having an up and over door.

Outside - Rear

There is a paved patio leading onto a lawn, garden shed and access to both sides with gate to one side leading to the front garden.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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