



£360,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Shawbirch Telford

Gainsborough Way Shawbirch
Telford Shropshire



There is so much more to 'gain' with this modern detached family house so head on over to Gainsborough Way so that we can introduce you to your next home.

Let's start with the outside where there is often limited parking on estate homes but this one provides for four vehicles parking side by side. As we move inside there are also built in wardrobes to all bedrooms. Comprising entrance hall with modern fittings to the guest WC, spacious lounge and separate dining room, a reconfigured kitchen which has an extensive range of appliances, granite work surfaces and a separate utility to match the kitchen. Upstairs there are four bedrooms an contemporary en-suite and contemporary family bathroom. To the rear is a block paved sun terrace and lawned garden. There is also a garden shed and larger hobbies/workshop shed. Gain and advantage and book your viewing now.

- Four Bedroom Detached House
- Two Separate Reception Rooms
- Modern Kitchen & Utility
- Modern Bathroom & En-Suite
- Integrated Garage & Lots Of Parking
- Built-in Wardrobes To All Bedrooms

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 half glass double glazed door to the front with stairs off to the first floor, radiator and further doors to the lounge, dining room, kitchen and guest WC.

Guest WC

Fitted with a modern suite comprising low level WC and vanity wash basin with mixer tap and tiled splash backs. Radiator and double glazed circular window to the front.

Lounge 14' 8" x 13' 0" (4.47m x 3.95m)

Having a fire surround with marble inset and hearth incorporating a coal effect gas fire. Double glazed French doors to the rear and radiator.

Dining Room 10' 2" x 8' 10" (3.1m x 2.7m)

Having double glazed bay window to the front and radiator.

Fitted Kitchen 13' 7" x 8' 8" (4.14m x 2.65m)

Refitted with a range of modern base and wall units and granite work surfaces to all sides incorporating a single bowl sink with etched drainer and mixer tap, matching splash backs and granite splashback behind the touch control four ring induction hob to the cooker hood over. Other integrated appliances include eye level double oven, microwave and dishwasher. Tiling to the floor which continues into the utility area.

Utility 5' 1" x 10' 10" (1.54m x 3.3m)

Partially open plan to the kitchen and fitted with the same units and work surfaces with an additional sink unit and mixer tap and space for a washing machine. Radiator, double glazed window and half glass double glazed door to the side and door to the garage.



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Landing

Having loft access and doors off to all bedrooms and bathroom.

Bedroom One 9' 11" x 11' 4" (3.02m x 3.46m) (Up To Wardrobes)

A generous sized double bedroom with built in wardrobes with sliding mirrors, radiator and double glazed window to the front.

Ensuite Shower Room 7' 1" x 5' 9" (2.17m x 1.76m) - all max measurements

Being refurbished and having a white suite which includes a shower cubicle with fitted shower and glazed screen, range of fitted bathroom furniture with countertops and having an inset wash hand basin with chrome mixer tap and a WC with an enclosed cistern. Tiled walls, heated towel radiator and double glazed window to the front elevation.

Bedroom Two 9' 4" x 9' 6" (2.85m x 2.9m) (Up To Wardrobes)

Having built in wardrobes with sliding mirrors, radiator and double glazed window to the front.

Bedroom Three 8' 2" x 8' 5" (2.5m x 2.56m) (Up To Wardrobes)

Having built in wardrobes with sliding mirrors, radiator and double glazed window to the front.

Bedroom Four 7' 7" x 7' 8" (2.3m x 2.34m)

Having open fronted built in wardrobes, radiator and double glazed window to the rear.

Family Bathroom 6' 2" x 6' 8" (1.87m x 2.02m)

Fitted with a restyled white suite comprising low level WC with concealed cistern, vanity wash basin with mixer tap and splash shelf surround. There is a 'P' shaped bath with mixer tap and mains fed shower over plus curved shower screen. Tiling to ceiling height to three walls, heated towel rail and double glazed window to the rear. A gate leads to the rear garden.

Outside - Front

The home has an extra wide frontage which enables parking for four cars side by side on the tarmac drive and there is also a lawned garden.

Integral Garage 16' 1" x 8' 0" (4.9m x 2.44m)

Fitted with a remote roller door to the front, power, lighting, door through to the utility and housing the gas central heating boiler.

Outside - Rear

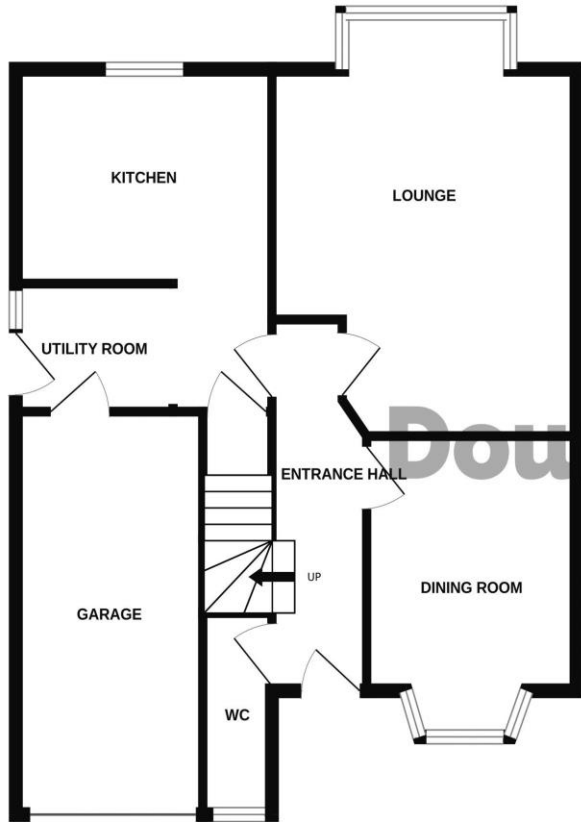
The enclosed rear garden has a block paved sun terrace extending the full width of the garden and extending to the sides where there is a double door garden shed (12' X 5') to one side which has power and lighting. To the other side is a workshop/hobbies L shape shed (16' X 6' extending to 8') which has lots of fitted storage, bench and has power and lighting. The rear garden is mostly lawned with planted borders.

ID Checks

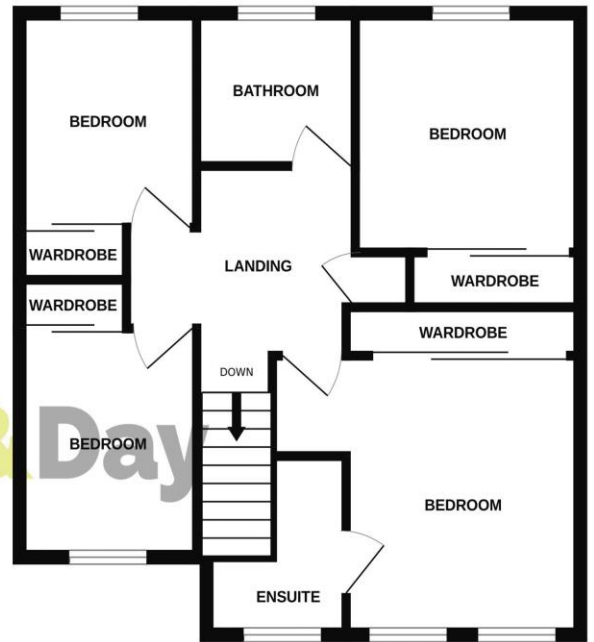
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GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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