



£600,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

🏠 COUNCIL TAX BAND: **E**

Ashley Heath Market Drayton

Birch Rise Ashley Heath
Market Drayton Shropshire TF9



Sometimes size does matter and when that is the case you need to head over to the desirable Ashley Heath where we have a large family home which offers multi generational and flexible living including a fully self contained annexe.

The extensive home offers an array of rooms, enough for the largest of families. There are three reception rooms plus useful study including lounge, dining room and sun lounge a contemporary fitted breakfast kitchen, separate utility and guest WC. Heading on upstairs all of the bedrooms are generous sized doubles. The master bedroom suite has an adjacent dressing room and luxury en-suite bathroom. Bedrooms two and three both have adjacent dressing rooms with one having en-suite, the fourth bedroom is another double and there is a modern bathroom. The self contained annexe has its own entrance and comprises lounge, breakfast kitchen, bedroom with French doors to the garden and modern shower room. Located set back from the cul-de-sac in the highly popular Ashley Heath and set in private and established gardens to both the front and rear.

- Extended Large Detached House
- Fully Self Contained Separate Annexe
- Four Bedrooms And Two Dressing Rooms
- Fitted Kitchen & Utility
- Modern Bathroom, En-Suite & Guest WC
- Annexe Lounge, Kitchen, Bedroom & Shower Room

You can reach us **9am to 9pm**, 7 days a week

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01630 658888

hellomarketdrayton@dourishandday.co.uk



Entrance Hallway

Accessed through a composite double glazed front entrance door with fixed side panel with privacy glass. Cloaks cupboard and doors off to the guest WC, lounge and study and open plan to the dining room.

Guest WC

Fitted with a low level WC, corner wash basin with splashback and double glazed window to the front.

Lounge 12' 10" x 19' 10" (3.9m x 6.05m)

A spacious reception room with Adam Style fire surround with marble inset and hearth and open fire. Two radiators and wall of double glazed windows and glass panels including door to the rear which provides lots of natural light.



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Dining Room 12' 8" x 11' 2" (3.87m x 3.4m)

Open plan to the hallway and having stairs off to the first floor, radiator and tall double glazed window to the front. There is a door off the dining room linking the annexe accommodation.

Study 8' 4" x 8' 6" (2.55m x 2.6m)

Having double glazed window to the rear and open plan leading to the kitchen.

Sun Lounge 9' 10" x 23' 0" (3.0m x 7.0m)

A further spacious reception room overlooking the rear garden incorporating bi-fold doors and double glazed windows to both sides. Two rows of inset ceiling spot lighting and radiator.

Breakfast Kitchen 16' 2" x 14' 2" (4.93m x 4.31m)

A spacious and extensively fitted kitchen having a range of base and wall units, work surfaces to three sides including breakfast bar, a stainless steel single drainer sink unit and mixer tap. Integrated four ring induction hob with cooker hood over and double oven with further space for an American style fridge freezer. Tall contemporary radiator, two double glazed skylights, inset ceiling spot lighting, double glazed window to the front, double glazed French doors leading into the sun lounge and door to the utility.

Utility 8' 11" x 8' 2" (2.73m x 2.49m)

Fitted with contemporary base and wall units, work surface with inset stainless steel sink unit, drainer and mixer tap with spaces below for a washing machine and dryer. Radiator, double glazed door and window to the rear and door to a store room.

Store Room 18' 4" x 7' 10" (5.58m x 2.4m) (Narrowing to 1.94m)

Housing the oil central heating boiler and door to the front garden.

First Floor Landing

Doors off to all four bedrooms and family bathroom.





Bedroom One 12' 8" x 11' 6" (3.87m x 3.5m)

A generous sized bedroom suite which includes a dressing room and en-suite bathroom. The bedroom has two double wardrobes, loft access, radiator and double glazed window to the rear.

Bedroom One Dressing Room 10' 7" x 7' 10" (3.23m x 2.38m with reducing headroom)

Fitted with shelving and hanging rail. Eaves storage and double glazed skylight.

Bedroom One En-Suite Bathroom 8' 5" x 13' 5" (2.57m x 4.1m)

Fitted with a luxury bathroom which includes a deep spa style bath with hand held shower mixer tap, pedestal wash basin with mixer tap, low level WC and corner shower enclosure with mains fed shower. Tall heated towel rail and two double glazed skylights.



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Bedroom Two 12' 9" x 10' 3" (3.88m x 3.12m)

Having fitted wardrobes with four sliding doors, two of which are mirror doors, two double glazed windows to the front and electric wall heaters. The bedroom is open plan to an adjoining dressing area.

Bedroom Two Dressing Area 6' 8" x 7' 10" (2.03m x 2.39m)

Having a door off the landing linking the bedroom.

Bedroom Three 9' 6" x 19' 3" (2.89m x 5.88m)

There is a range of fitted wardrobes with six sliding mirror doors, double glazed French doors onto a Juliet balcony overlooking the rear garden and radiator.

Bedroom Three En-Suite 6' 6" x 9' 7" (1.97m x 2.93m)

A stylish en-suite bathroom fitted with a contemporary white suite comprising slipper bath with free standing column mixer tap with shower hose attachment, pedestal wash basin with mixer tap, low level WC and separate shower enclosure with glass screen, tiling to the walls and electric shower. Inset ceiling spot lighting, heated towel rail and double glazed window to the side.

Bedroom Four 9' 6" x 11' 8" (2.9m x 3.56m)

Built in store cupboard, radiator and double glazed window to the front.

Family Bathroom 8' 2" x 5' 11" (2.5m x 1.8m)

Fitted with a contemporary white suite comprising low level WC with concealed cistern, vanity wash basin with mixer tap and P shaped shower bath with hand held shower mixer tap. Tiling around the bath and basin, heated towel rail and double glazed skylight.

Annexe Accommodation:

Annexe Lounge 19' 0" x 10' 3" (5.8m x 3.12m)

Having a double glazed French doors to the front garden providing a separate entrance to the main home, inset ceiling spot lighting, and double glazed windows to the front and side.

Annexe Inner Hallway

Doors off to the bedroom, lounge, breakfast kitchen and shower room.





Annexe Breakfast Kitchen 14' 3" x 8' 2" (4.34m x 2.5m)

Fitted with a range of base and wall units, work surfaces to three sides and breakfast bar. Inset stainless steel sink unit, drainer and mixer tap. Integrated four ring induction hob with cooker hood over, integrated oven and dishwasher. Inset ceiling spot lighting and double glazed window to the front. There is a door through to the family dining room linking the main accommodation.

Annexe Bedroom 10' 3" x 12' 1" (3.12m x 3.69m)

Fitted with a range of bedroom furniture including wardrobes to two walls, set of triple drawers with cupboards over and two sets of bedside drawers. Electric wall heater and double glazed French doors to the rear garden.



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Annexe Shower Room 8' 1" x 6' 5" (2.47m x 1.95m)

Fitted with a contemporary suite comprising low level WC with concealed cistern, vanity wash basin with mixer tap and shower cubicle with drying area and electric shower. Tiling to two walls around the suite area, extractor fan, electric wall heater and double glazed window to the side.

Outside Front

The home is set back from the roadside and has a long driveway to the front offering lots of off road parking to the tarmac drive. There is a lawned front garden with matures trees and shrubs providing lots of privacy and is adjacent to the annexe with gravelled area to the front. The front garden also houses the oil tank for the heating.

Outside Rear

There is a sun terrace leading onto the lawned garden with established boundary hedges and providing a private garden. There is also a garden shed and access to the side with gate to the front.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Being energy efficient = lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TBC

For energy efficiency - higher scoring is better
England, Scotland & Wales



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