



£435,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

💰 COUNCIL TAX BAND: **D**

Market Drayton

Longslow Road
Market Drayton Shropshire TF9



'Little Hales' is not so little anymore, thanks to the large extension to the rear on the kitchen which has created a large and extensively fitted kitchen with dining/family area and is the hub of the home, ideal for a family looking for contemporary living.

The home is beautifully presented throughout and offers sizeable accommodation with many extra benefits including an independent aircon unit to the conservatory and additional unit servicing all or the four bedrooms, all of which has fitted wardrobes. The layout of the home is ideal for a family, comprising entrance hall, bay fronted lounge, the huge and extensively fitted open plan dining kitchen, conservatory, utility and guest WC. Upstairs there are four bedrooms and contemporary fitted en-suite bathroom and family shower room. The outside is also ideal for a family of all ages as there is a long enclosed rear garden which is mostly lawned and has patio and terrace for relaxing.

- Extended Detached House
- Lounge & Large Family Kitchen Diner
- Separate Utility, Guest WC & Conservatory
- Fitted Wardrobes To All Four Bedrooms
- En-Suite Bathroom & Family Shower Room
- Long Rear Garden, Driveway & Detached Garage

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Entrance Hall

accessed through a half glass double glazed front entrance door, inset ceiling spot lighting, stairs to the first floor with under stair store below. Ceramic high gloss tiled floor which continues into the dining kitchen, utility, guest WC and conservatory.

Living Room 18' 7" x 12' 3" (5.67m x 3.73m)

Having a pebble effect electric fire set within a modern surround and hearth. Inset ceiling spot lighting, radiator and double glazed bay window to the front.

Extended Dining Kitchen/Family Room 18' 4" x 17' 5" (5.6m x 5.32m)

Without doubt the hub of the home is the huge and contemporary kitchen/diner which is large enough to encompass living space. The kitchen area is extensively fitted with a range of base and wall units, work surfaces to three sides incorporating breakfast bar partially dividing the dining area. Two unset stainless steel circular bowls with centre mixer tap and tiled splash backs. There is space for a range with fitted cooker hood over, integrated dish washer, integrated wine cooler and space for an American style fridge freezer. Inset ceiling spot lighting.

Dining/Family Area

Open plan to the kitchen is the dining area which has a radiator, double glazed window to the side, double glazed French doors to the conservatory plus further door to the utility.

Conservatory 14' 2" x 11' 4" (4.31m x 3.45m)

Having double glazed windows and French doors to the rear garden and air-conditioning unit.



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Utility 5' 11" x 5' 11" (1.8m x 1.8m)

Fitted with matching units to the kitchen, inset stainless steel sink unit, drainer and mixer tap. Spaces for a washing machine and dryer below the work surface, inset ceiling spot lighting, radiator and double glazed door to the rear.

Guest WC

Fitted with a white suite comprising low level WC and corner wash basin with mixer tap. Radiator and double glazed window to the front.

First Floor Landing

Having a contemporary stainless steel balustrade from the ground to first floor with wooden handrail. Loft hatch to a part boarded loft with loft ladder. Airconditioning unit with inset ceiling vents to all bedrooms. Double glazed window to the side.

Bedroom One 8' 11" x 13' 5" (2.72m x 4.08m)

Having fitted wardrobes to the full length of one wall, radiator and double glazed window to the rear.

En-Suite Bathroom (Bedroom One) 8' 10" x 6' 7" (2.69m x 2.0m)

Fitted with a contemporary white suite comprising low level WC, pedestal wash basin with mixer tap and panel bath with pull out shower hose. Separate tiled shower cubicle with mains fed shower. Tiling to the walls, inset ceiling spot lighting, heated towel rail and double glazed window to the rear.

Bedroom Two 13' 5" x 9' 11" (4.08m x 3.01m)

Fitted wardrobes to two walls, radiator and double glazed window to the front.

Bedroom Three 9' 3" x 8' 2" (2.82m x 2.5m)

Fitted wardrobes incorporating drawers and shelving. Radiator and double glazed window to the side.

Bedroom Four 10' 3" x 8' 3" (3.12m x 2.51m)

Again fitted with wardrobes which incorporate shelving, drawers and dressing table with overhead cupboards. Radiator and double glazed window to the front.

Shower Room 5' 4" x 6' 7" (1.62m x 2.0m)

Fitted with a contemporary white suite comprising low level WC, pedestal wash basin with mixer tap and corner shower cubicle with mains fed shower. Tiling to the walls, radiator and double glazed window to the side.

Outside Front

The home is located in the older part of Longslow Road which is closed off and is a no through road providing a quieter setting. The front garden has been designed for low maintenance with stone covered front garden with recently planted conifers and side drive leading to the garage.

Detached Garage 24' 10" x 9' 2" (7.58m x 2.79m)

The garage has an inspection pit, electric roller door, power and lighting. There is a door to the side to the rear garden.

Outside Rear

The property has a long rear garden which includes a stone paved patio with two raised planters and adjacent stone covered terrace leading onto a mostly lawned garden with two established trees and summer house.

ID Checks

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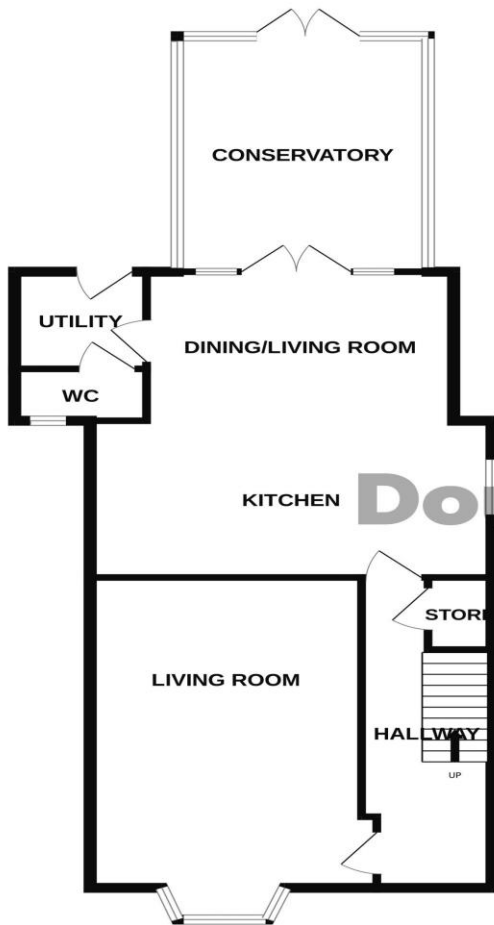
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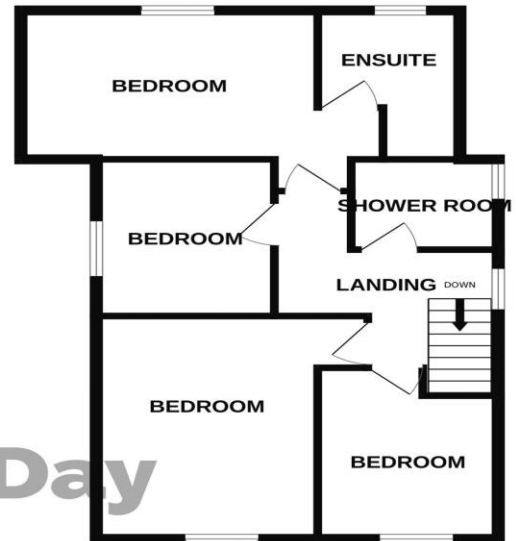
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(75-80)	C		
(69-74)	D		
(63-68)	E		
(55-62)	F		
(47-54)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc.org.uk			



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