



£535,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

## Loggerheads Market Drayton

Mucklestone Wood Lane Loggerheads  
Market Drayton Shropshire



**Let's start by saying this is not your ordinary modern detached house so let's start with the outside. Located on a good sized corner plot within established gardens there is lots of drive space as the front drive is on the corner of Chestnut Road and can be accessed from either. There is also an additional driveway to the rear ideal for a caravan or similar. There is also a double garage and attached carport which is testament to the width of the plot.**

Moving inside, there is a guest WC off the hallway, large lounge with conservatory off and dining room however it is the large contemporary and extensively fitted kitchen/family room that is the hub of the home. There is also a separate utility, cloaks cupboard and access to the double garage all of which has potential (subject to planning) to provide a granny/teen annex. Upstairs there are four bedrooms, en-suite shower room and family bathroom.

- Impressive Large Detached House
- Corner Plot With Large Gardens
- Large Lounge, Dining Room & Conservatory
- Impressive Dining Kitchen, Separate Utility
- Four Bedrooms, En-Suite & Family Bathroom
- Double Garage, Carport & Two Driveways

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 Porch

Half glass double glazed front entrance door into the reception hallway with glass side panels.

### Reception Hallway

Staircase to the first floor, Kardean flooring which continues into the dining room.

### Guest WC

Fitted with a contemporary white suite comprising vanity wash basin with vanity shelf and WC with concealed cistern. Tiling to the floor, half tiled walls and circular window to the front.

### Lounge 23' 9" x 12' 0" (7.24m x 3.66m)

Period style fire surround with marble inset and hearth with coal effect gas fire. Three radiators, double glazed window to the front and double glazed French doors to the rear garden with side panels leading into the conservatory.

### Conservatory 14' 9" x 15' 1" (4.5m x 4.6m)

Double glazed conservatory with windows set on a low brick wall and door to the garden.



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## **Dining Room** 12' 2" x 10' 2" (3.71m x 3.09m)

Located off the kitchen linked by an archway and having radiator and double glazed window to the front.

## **Kitchen/Family Room** 15' 2" x 21' 9" (4.62m x 6.64m)

A large and superbly fitted kitchen which is large enough for a large dining table or lounge furniture for relaxing. There is an extensive range of base units with quartz work surfaces over incorporating etched drainer to the twin enamel sinks with boiling tap. Matching wall cupboards incorporate a cooker hood above a five burner gas hob and electric oven below. Other integrated appliances include microwave, dishwasher and upright fridge/freezer. There is tiling to the floor and is open plan to the family area which also has a bar area with counter. Inset ceiling spot lighting, two traditional grill style radiators and two double glazed windows to the rear.



## **Utility & Rear Porch** 7' 5" x 8' 6" (2.26m x 2.59m)

Fitted with an enamel double bowl with mixer tap, work surface with double cupboard below and space for appliances. Door off to the double garage, door to the coats cupboard and double glazed door to the rear.

## **Cloaks Cupboard/Boot Room** 9' 1" x 5' 1" (2.76m x 1.56m)

A useful room near to the rear access for coats and boots and also houses the gas central heating boiler. Double glazed window to the rear.

## **First Floor Landing**

Loft access, airing cupboard, radiator and double glazed window to the front.



## **Bedroom One** 13' 1" x 11' 11" (4.00m x 3.62m)

Fitted with bedroom furniture including wardrobes, bedside drawers and corner dressing table. Radiator and double glazed window to the rear.

## **En-Suite (Bedroom One)** 9' 11" x 5' 8" (3.03m x 1.72m)

Fitted with a tiled shower cubicle with mains fed shower, vanity wash basin with cupboard below and fitted mirror over and low level WC. Tiling to the walls, inset ceiling spot lighting, heated towel rail and double glazed window to the rear.



## **Bedroom Two** 14' 1" x 10' 0" (4.29m x 3.06m)

Double glazed window to the rear and radiator.

## **Bedroom Three** 9' 5" x 13' 0" (2.86m x 3.97m)

Fitted wardrobe, radiator and double glazed window to the front.

## **Bedroom Four** 7' 5" x 10' 3" (2.25m x 3.13m)

Radiator and double glazed window to the front.

## **Bathroom** 10' 0" x 7' 7" (3.05m x 2.32m)

Fitted with a spa style bath with mixer tap and shower over, vanity wash basin with mixer tap and low level WC. Tiling to the walls and floor, heated towel rail incorporating grill style radiator and double glazed window to the rear.



## **Externally - Front Elevation**

The home is set on a fantastic corner plot facing open fields to the front. There is a lawned front garden with a variety of established plants and shrubs and corner garden with established tree. The double width driveway to the front

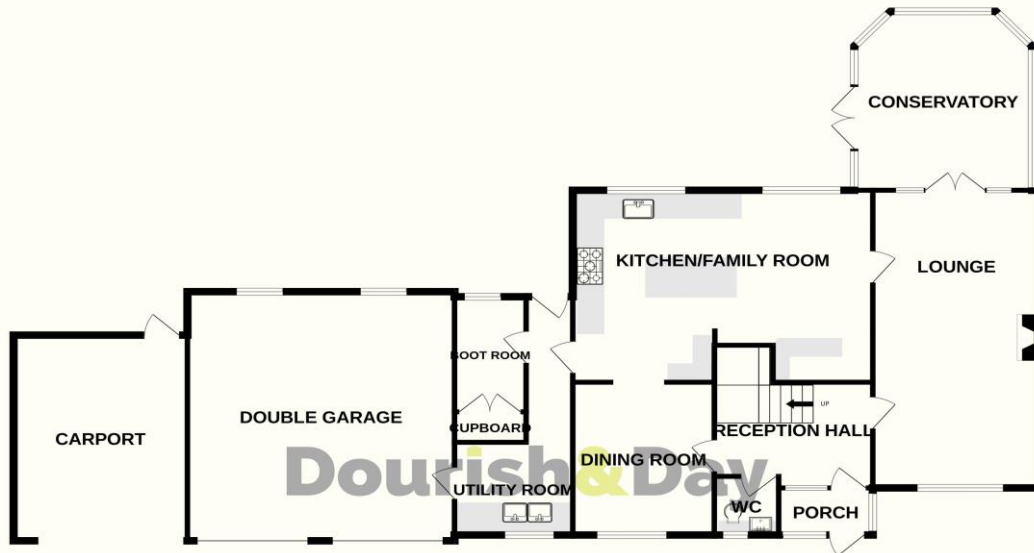
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GROUND FLOOR  
1788 sq.ft. (166.1 sq.m.) approx.



1ST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2561 sq.ft. (238.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		72	82
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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