



£320,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Market Drayton

Orwell Road
Market Drayton Shropshire



If your patience gets the better of you and you don't want to wait for your new build home to be built then you will be pleased to see this fantastic nearly new detached home ready and waiting for you.

Located on a corner plot of this popular and conveniently located development, the home offers a high walled garden, driveway and detached garage and internally comprises entrance hall with guest WC off, dual aspect lounge, large contemporary fitted dining kitchen with built in appliance and French doors to the garden, plus separate utility. Upstairs there are three good sized bedrooms with the master bedroom having a fully tiled en-suite shower room plus fully tiled family bathroom, both of which are like new. This is perfect for a young family with the enclosed garden and is sure to be popular so book your viewing as you won't be disappointed.

- Modern Detached House On A Corner Plot
- Spacious Lounge & Dining Kitchen
- Separate Utility & Guest WC
- Three Bedrooms, En-Suite & Family Bathroom
- Lawned & Walled Garden
- Driveway & Detached Garage

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 Hallway

Composite front entrance door, doors off to the lounge and dining kitchen and stairs to the first floor.

Guest WC

Fitted with a low level WC and pedestal wash basin. Half tiling to the walls and radiator.

Lounge 17' 9" x 10' 3" (5.40m x 3.13m)

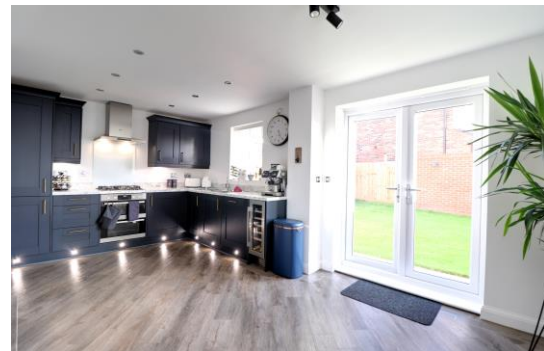
A spacious dual aspect room with media point, two radiators and double glazed windows to the front and side.

Dining Kitchen 17' 9" x 9' 5" (5.40m x 2.88m)

A large dining kitchen fitted with a range of contemporary base and wall units, work surfaces to two sides with matching upstands and stainless steel sink unit with drainer and mixer tap. Integrated appliances include four ring gas hob with cooker hood over and electric oven below, dishwasher, upright fridge/freezer and wine cooler. Inset ceiling spot lighting, two radiators, French doors to the side, double glazed windows to the front and side.

Utility 5' 7" x 5' 10" (1.70m x 1.78m)

Fitted with base and wall units housing the gas central heating boiler, work surface with matching upstand. Door to the under stair store and half glass doubled glazed door to the rear.



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First Floor Landing

Loft access, store cupboard, doors off to the three bedrooms and family bathroom. Radiator and double glazed window to the rear.

Bedroom One 10' 1" x 11' 1" (3.08m x 3.37m)

Having built in four door wardrobe with part mirror front with row of inset ceiling spot lighting over, radiator and double glazed window to the front.

En-Suite (Bedroom One) 5' 8" x 6' 0" (1.73m x 1.83m)

Fitted with a tiled shower cubicle with mains fed shower, pedestal wash basin with mixer tap and low level WC. Tiling to the walls, extractor fan, heated towel rail and double glazed window to the front.

Bedroom Two 10' 10" x 9' 7" (3.30m x 2.93m)

Having over stair cupboard, radiator and double glazed window to the front.

Bedroom Three 7' 5" x 8' 10" (2.26m x 2.70m)

Radiator and double glazed window to the side.

Bathroom 6' 7" x 5' 5" (2.00m x 1.66m)

Fitted with a contemporary white suite comprising panel bath with mixer tap, pedestal wash basin with mixer tap and low level WC. Tiling to the walls, column radiator and double glazed window to the side.

Externally

The home is located on a corner plot with open plan lawned front garden with planted shrubs. The lawn extends to the side adjacent to the walled garden and to the other side where there is a gate to the rear garden and tarmac drive providing parking and leading to the detached garage. To the rear of the property is an enclosed and walled garden which has a patio area leading onto the lawn with a row of planted shrubs. Outside water tap and gate to the driveway.

Detached Garage 17' 5" x 9' 10" (5.30m x 3.00m)

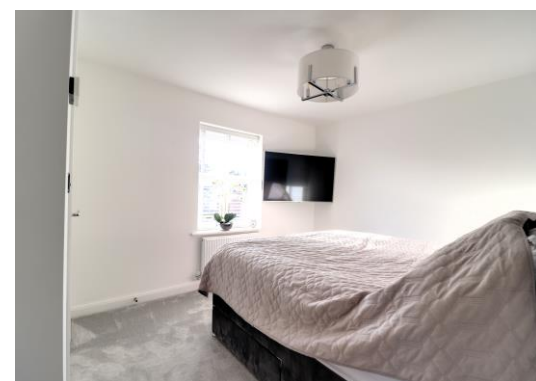
A detached brick garage with up and over door, power and lighting.

Service Charge

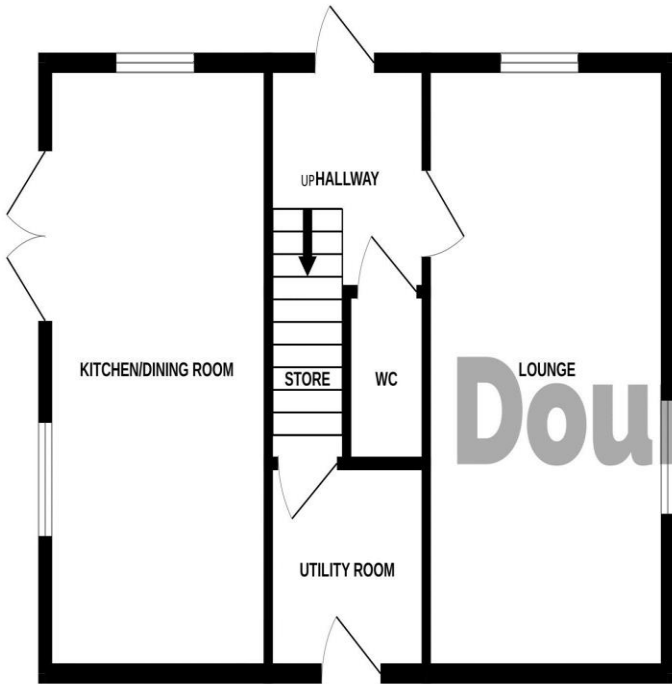
There is a service charge towards the upkeep of the communal grounds within the development. The most recent charge is £70.41 half yearly (to 30th April 2023).

ID Checks

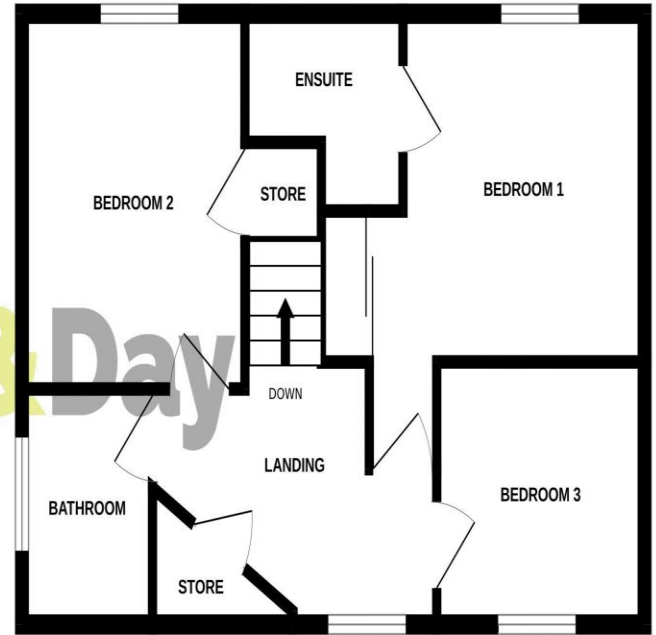
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GROUND FLOOR



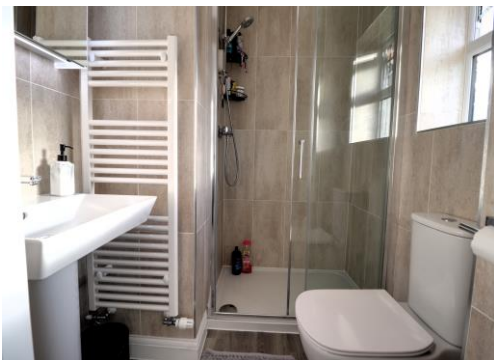
1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		94
A	(81-91)		
B	(69-80)		84
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			



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