



## 14C Tagedale Avenue, Loggerheads. Offers in the region of £235,000

This brand new, 2 Bedroom, detached home is tucked away at the end of a quiet cul-de-sac and benefits from a large plot with gardens to 3 sides. Boasting stunning bi-folding doors off the open-plan living space, a Master En-suite and Downstairs W.C., there is an attractive modern Kitchen, off road parking (with EV charger point) and solar panels to the roof. Being conveniently located for all village amenities, it is ideal for commuters wishing to access nearby transport links and perfect for first time buyers, investors or downsizers alike.

Briefly comprising Entrance Hallway, Walk-in Store, Open-plan Kitchen/Diner and Lounge, Downstairs W.C., 2 double Bedrooms, Master En-suite and Bathroom, there are enclosed landscaped gardens and a block paved driveway to the rear. Gas C.H. and uPVC D.G. throughout. 10 year Build-zone warranty. NO UPWARD CHAIN!



# 14C Tadgedale Avenue Loggerheads Nr. Market Drayton

Property entered via composite front door into

## Entrance Hallway

leading to all downstairs rooms and stairs to first floor. Door to

**Walk-in Store** 6' 0" x 3' 0" (1.83m x 0.91m)  
Wall mounted gas C.H. boiler.

**Lounge** 15' 0" x 10' 10" (4.57m x 3.30m)  
Bi-folding doors to the garden. Open-plan to the

**Kitchen/Diner** 16' 0" x 7' 1" (4.87m x 2.16m)

**Downstairs W.C.** 7' 0" x 2' 11" (2.13m x 0.89m)

## Upstairs to

first floor landing which provides access to Bedrooms and Bathroom. Door to airing cupboard. Loft hatch to loft space.

**Master Bedroom** 13' 5" x 8' 0" (4.09m x 2.44m)

**Master En-suite** 6' 8" x 6' 0" (2.03m x 1.83m)

**Bedroom 2** 13' 3" x 8' 0" (4.04m x 2.44m)

**Bathroom** 7' 0" x 6' 7" (2.13m x 2.01m)

## Externally

To the front is a block paved pathway which leads to the front door and round to the side and rear of the property. An area laid to lawn and edged with fencing and hedging continues to the side and into the rear garden.

The rear garden offers a block paved patio adjacent to the house with additional lawned area and a gated access to the driveway.

The driveway offers parking space for 2 vehicles with an electric charging point.



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**VIEWING STRICTLY BY APPOINTMENT ONLY**

# Barker Healey

PROPERTY



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