



32 Millfield Drive, Market Drayton

Helping *you* move



32 Millfield Drive, Market Drayton, Shropshire, TF9 1HS

Freehold £435,000



"This most impressive and wonderfully spacious detached house is located in an enviable position next to the Shropshire Union Canal. Set within a generous end plot on the edge of a highly sought after residential development, the property is immaculately presented throughout as is the beautifully landscaped outside space. As you enter you will find a welcoming reception hallway with an unusually impressive high ceiling, lounge with a feature inglenook fireplace and French doors to the rear, study, modern breakfast kitchen leading into a dining room, conservatory, cloakroom/wc, utility room and useful side porch with doors to both the front and rear and a door leading into the double garage with electric doors. Onto the first floor off the galleried landing space is a large master bedroom with dressing area and an en-suite bathroom. Bedroom two is a good sized double with built-in wardrobes complete with a modern en-suite shower room, whilst bedroom's three and four are also doubles, with the latter including a superb range of fitted wardrobes and a vanity table so would also provide an ideal dressing room. The large family bathroom with a luxury offset bathtub completes the accommodation of this stunning home. The attractive encompassing gardens include a shaped lawn to the rear with well stocked flower borders, a range of ornamental shrubs and trees, a raised decking seating area, water feature and a paved courtyard area with gated access to the side garden which includes an established range of fruit trees and a further hedge lined lawn. It is from here that you can sit from your own private vantage point and enjoy uninterrupted views of the canal side and the haven of wildlife that it brings. The front of the property provides an ample block paved driveway leading to the double garage." Please note that mooring is available by negotiation with Talbot Wharf Boatyard.

LOCATION

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commutable distance.

- Most Impressive Detached House
- Situated on a Highly Sought After Estate
- Next to the Shropshire Union Canal
- Reception Hallway, Cloakroom wc, Spacious Lounge, Study
- Conservatory, Breakfast Kitchen Leading into Dining Room, Utility
- Four Bedrooms, Two En-Suites, Family Bathroom
- Double Garage, Ample Driveway, Side Porch
- Beautiful Surrounding Gardens



SERVICES

We are advised that all mains services are available with gas fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.





RECEPTION HALLWAY 18' 0 max" x 10' 4" (5.49m x 3.15m)

A large and welcoming space with a feature high coved ceiling, Upvc and double glazed main entrance door with windows either side, stairs to first floor, built in storage cupboard, radiator, doors to lounge, dining room, kitchen, study and door to;

CLOAKROOM/WC 6' 0" x 4' 10 max" (1.83m x 1.47m)

Having a low level w/c, pedestal wash hand basin with tiled splash back, wood effect floor, window to the front, coved ceiling and radiator.

LOUNGE 24' 3" x 12' 9 excluding recess" (7.39m x 3.89m)

With French doors with windows either side to the rear, two windows to the side and window to the front, an impressive exposed brick inglenook fireplace housing a gas fire with quarry tiled hearth and solid wooden beam over, dado rail, coved ceiling, two ceiling roses and three radiators.

STUDY 12' 9" x 7' 10" (3.89m x 2.39m)

With two windows to the front, coved ceiling and radiator.

BREAKFAST KITCHEN 15' 2" x 10' 6" (4.62m x 3.2m)

Having a range of modern fitted wall, drawer and base units with silestone work surfaces over, tiled splash backs, integrated electric double oven, five burner gas hob with extractor hood over, 1½ bowl resin sink and drainer with mixer tap over, tiled floor, breakfast bar, two windows to the rear, ceiling spotlights, coved ceiling and a feature exposed brick opening with solid wooden beam over leading into;

DINING ROOM 11' 5" x 11' 2" (3.48m x 3.4m)

With dado rail, coved ceiling, ceiling rose, x2 radiators and French doors with windows either side leading into;

CONSERVATORY 13' 8" x 11' 2" (4.17m x 3.4m)

Of dwarf brick wall and wood double glazed construction with a door to the rear garden, fitted concertina blinds and a ceiling fan and light.

UTILITY ROOM 9' 3" x 4' 11" (2.82m x 1.5m)

Having a range of fitted wall and base units with laminate work surfaces over, tiled splash backs, space and plumbing for washing machine, integrated larder fridge, 1 ½ bowl stainless steel sink and drainer, radiator, tiled floor and part glazed door leading to;

SIDE ENTRY 18' 4" x 5' 1" (5.59m x 1.55m)

With Upvc double glazed doors to the front and rear, radiator and door to;

DOUBLE GARAGE 18' 6" x 17' 10" (5.64m x 5.44m)

With power and light, two electric remote controlled up and over doors and door leading to the rear.

LANDING AREA 14' 5" x 10' 7" (4.39m x 3.23m)

With two windows to the front, loft access, large built in airing cupboard, radiator, coved ceiling and doors to;

MASTER BEDROOM 13' 1" x 12' 11" (3.99m x 3.94m)

A large bedroom suite with a window to the front, coved ceiling, radiator and archway leading into;

DRESSING AREA

Having a range of fitted wardrobes with cupboards over and door to;

EN-SUITE BATHROOM 10' 2" x 5' 8" (3.1m x 1.73m)

Having a fitted suite that includes a panelled bath with electric shower over, low level wc and wash hand basin. Also with a range of fitted cupboards with surfaces over, part tiled walls, radiator, two windows to the rear, coved ceiling and extractor fan.

BEDROOM TWO 13' 8" x 11' 6" (4.17m x 3.51m)

A good sized double bedroom with a range of fitted wardrobes, coved ceiling, radiator and door to;

EN-SUITE SHOWER ROOM 4' 10" x 4' 10" (1.47m x 1.47m)

Having a fitted suite that includes a corner unit with electric shower over, pedestal wash hand basin and low level wc. Also with tiled splash backs, tiled floor, extractor fan, radiator coved ceiling and window to the side.

BEDROOM THREE 12' 6" x 9' 7" (3.81m x 2.92m)

A further double bedroom with a window to the front, built in wardrobes, coved ceiling and radiator.

BEDROOM FOUR 9' 11" x 8' 6" (3.02m x 2.59m)

Double bedroom/office having a range of built in wardrobes and a dressing table/desk, window to the rear, coved ceiling and radiator.

FAMILY BATHROOM 9' 10" x 9' 5" (3m x 2.87m)

A large family bathroom having a fitted suite that includes an offset bath with power shower over, wash hand basin and low level wc. Also with part tiled walls, extractor fan, coved ceiling, radiator and window to the rear.

Barbers



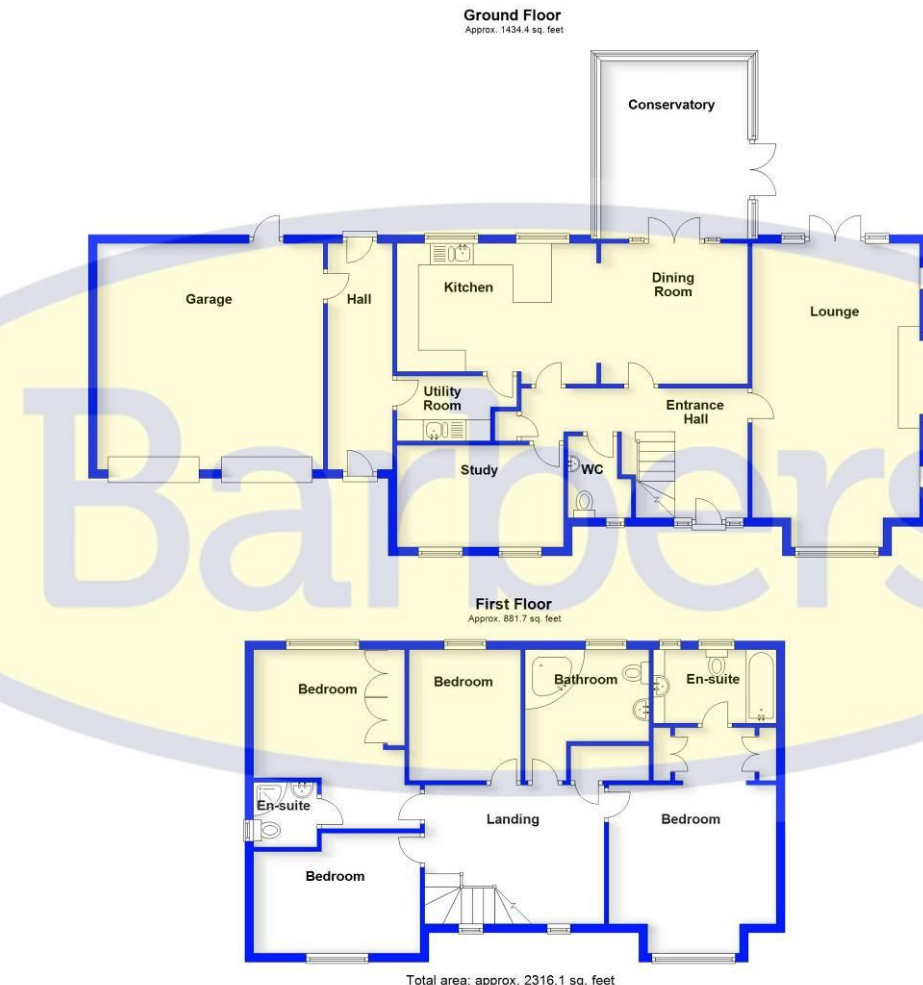


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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