



Barbers

43 Millfield Drive, Market Drayton



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

£350,000

**MODERN FOUR BEDROOM DETACHED HOUSE - ENVIABLY LOCATED NEXT TO THE SHROPSHIRE UNION CANAL
OFFERED WITH NO UPWARD CHAIN!!**

This well presented property is enough to impress you without the added bonus of its absolutely delightful tranquil setting. Set within a stones throw of the Shropshire Union Canal you will be sure to fall head over heels! The spacious living accommodation provides an entrance hallway, lounge, dining room, breakfast kitchen, utility room, study and cloakroom/wc on the ground floor. Continuing onto the first floor you will a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom. The beautifully maintained rear garden has a shaped lawn with well stocked borders, established shrubs and ornamental trees. At the front of the property there is an attractive façade with lawned areas and planted shrubs and a driveway to the side that leads to the detached double garage, providing ample parking. We urge you not to delay viewing this impressive house as properties as good as these will not stay on the market for long!

LOCATION

Market Drayton is a small market town situated in North Shropshire, close to the Welsh border. 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 towns of Shrewsbury, Telford and Newcastle-under-Lyme are all within commutable distance.

ACCOMMODATION

ENTRANCE HALLWAY

10' 10" (3.3m) x 6' 0" (1.83m)

Having a timber glazed main entrance door with triple aspect wooden double glazed windows to the front and side, stairs to first floor, under stairs storage, radiator and doors to the study, dining kitchen, cloakroom and door to;

LOUNGE

17' 10" (5.44m) x 12' 10" (3.91m)

With feature brick and quarry tile inglenook fireplace housing log burner with double glazed windows either side, wooden double glazed window to the front, two radiators, coved ceiling, dado rail and French doors that lead to;

DINING ROOM

12' 10" (3.91m) x 10' 4" (3.15m)

Having Upvc double glazed sliding doors to the rear garden, radiator, dado rail, coved ceiling and door to;

DINING KITCHEN

15' 1" (4.6m) x 10' 4" (3.15m)

Having a range of wooden fitted wall, drawer and base units with work surfaces over, integrated fridge freezer, dishwasher and Bosch oven and grill, Whirlpool four burner halogen hob with extractor hood over, 1½ bowl stainless steel sink, radiator, double glazed window to the rear and doors to hallway and;

UTILITY ROOM

10' 4" (3.15m) x 4' 9" (1.45m)

With a fitted base unit to match kitchen with work surface over, storage cupboard, space and plumbing for washing machine and tumble dryer, stainless steel sink, wall mounted boiler, radiator and Upvc door that leads to the rear.

RETURNING TO THE HALLWAY

CLOAKROOM/WC

Having a low level wc and pedestal wash hand basin, radiator and extractor fan.

STUDY

10' 2" (3.1m) x 8' 10" (2.69m)

With double glazed window to the front, coved ceiling and radiator.

STAIRS TO FIRST FLOOR

With timber balustrade.

GALLERIED LANDING

With double glazed window to the front, double built in storage cupboard housing hot water tank and doors to;

MASTER BEDROOM

13' 8" (4.17m) x 10' 4" (3.15m)

With dual aspect double glazed windows to the rear, two double built in wardrobes, radiator and door to;

EN-SUITE BATHROOM

7' 3" (2.21m) x 5' 9" (1.75m)

Having a fitted suite that includes a paneled bath with electric shower over, vanity wash hand basin and low level wc. Also with radiator and double glazed window to the side.

BEDROOM TWO

11' 10" (3.61m) x 10' 4" (3.15m)

With two built in double wardrobes, radiator and double glazed window to the front.

BEDROOM THREE

12' 7" (3.84m) x 8' 10" (2.69m)

With double glazed window to the rear and radiator.

BEDROOM FOUR

8' 10" (2.69m) x 7' 11" (2.41m)

Having double glazed window to the front and radiator.

FAMILY BATHROOM

10' 4" (3.15m) x 8' 0" (2.44m)

Having a fitted suite that includes a paneled bath with Mira shower over, glass shower screen, low level wc, pedestal wash hand basin and bidet. Also with radiator and double glazed window to the rear.



Viewing/Pre-Sales Marketing Advice

By arrangement with the Agents' Office at Tower House, Maer Lane, Market Drayton, Shropshire, TF9 3SH.

Tel: 01630 653641 Email: marketdrayton@barbers-online.co.uk

Directions

Turn right out of our office in Maer Lane and then take the next right hand turning into Smithfield Road. At the first mini island bear left and bear right at the second mini island. At the end of the road turn left into Stafford Street and continue onto Newcastle Road. After the canal bridge take the second right hand turning into Millfield Drive, following the road round to the right and onto a private road. Continue straight through a set of gates where you will find the property on the left hand side.

Services

We are advised that all mains services are available. 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.

Local Authority

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

Method of Sale

For Sale by Private Treaty.

Tenure

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

Disclaimer Property Details

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

Energy Efficiency Rating D-65**MD14249240715**