



10 Phoenix Rise, Pipe Gate – TF9 4HQ

Guide Price **£425,000**



in association with



10 Phoenix Rise

Pipe Gate, Market Drayton

GUIDE PRICE: £425,000 - £450,000

Designed with family life in mind, this stunning four-bedroom, three-bathroom modern detached home sits within a private cul-de-sac on arguably the largest plot on the development. With a delightful open aspect and a communal recreational area close by, there's room for children to play and space for the whole family to grow. A rare opportunity in a highly desirable setting. 173.6 m2 (1869 ft2) including the double garage.

This outstanding home has immense appeal for buyers prioritising a family home on an expansive plot and is a compelling choice offered with no forward chain.

DIRECTIONS TO TF9 4HQ

What3words /// score.systems.folks

From Nantwich proceed onto London Road. At the traffic lights turn right, signposted A51 Stone and at the next set of lights turn left onto the A51. Continue past Bridgemere Garden Centre into the village of Woore .Continue through the village into Pipegate and the development will be observed on the right-hand side.

LOCATION

The setting

Pipe Gate is a quiet Shropshire hamlet just off the A51, between Blackbrook and Woore, surrounded by open countryside on the Shropshire, Staffordshire, and Cheshire borders. It has a real sense of community, with the Chetwode Arms country pub right on your doorstep, and a railway and racing heritage that gives the area its character.



10 Phoenix Rise

Pipe Gate, Market Drayton

Schools

Woore Primary and Nursery School, rated Good by Ofsted and taking children from age 2 to 11, is in the neighbouring village, just a short drive away. Other primary schools nearby include Norton-in-Hales, Madeley, Betley and Bridgemere, while Market Drayton, Nantwich and Newcastle-under-Lyme offer a wider choice of primary and secondary schools, including Malbank School and Sixth Form College in Nantwich.

Transport

Pipe Gate's position on the A51 gives easy road access to Nantwich, Market Drayton, and Newcastle-under-Lyme, with the M6 around 25 minutes' drive. Crewe is the nearest mainline station, with fast services to London in around 1 hour 30 minutes, and Stafford and Stoke stations are also within reach.

COMMENT BY MARK JOHNSON FRICS @ BAKER WYNNE AND WILSON.

BUYER'S WAITING TO HEAR ABOUT YOUR HOME.

If you like these details why not request a consultation with a local expert Mark Johnson FRICS. Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime.



ENTRANCE HALL

15' 10" x 7' 8" (4.83m x 2.34m)

Oak engineered board floor, understairs cupboard.

CLOAKROOM

4' 11" x 3' 2" (1.50m x 0.96m)

Pedestal wash basin, close coupled W/C.

LIVING ROOM

18' 4" x 13' 1" (5.59m x 3.99m)

Modern fireplace with electric fire, Box bay windows, Oak engineered board floor, double doors to:

DINING ROOM

10' 1" x 9' 5" (3.07m x 2.87m)

uPVC double glazed windows/patio doors, Oak engineered board floor.

KITCHEN/BREAKFAST ROOM

19' 2" x 10' 1" (5.84m x 3.07m)

Modern fitted units to two elevations providing cupboards and drawers, stainless steel sink unit, provision for underfloor heating.

UTILITY ROOM

5' 3" x 4' 6" (1.60m x 1.37m)

Stainless steel sink unit, space for appliances.

STORE ROOM/LARDER

7' 6" x 3' 11" (2.29m x 1.19m)

Glowworm Calor gas fired boiler, plumbing for washing machine.

LANDING

13' 11" x 6' 1" (4.24m x 1.85m)

Radiator, airing cupboard with lagged hot water cylinder.

MASTER BEDROOM

16' 7" x 11' 0" (5.06m x 3.35m)

DRESSING ROOM

7' 2" x 5' 4" (2.18m x 1.63m)

Twin set wardrobes.



**BAKER
WYNNE &
WILSON**

ENSUITE SHOWER ROOM

8' 11" x 4' 4" (2.72m x 1.32m)

Double tiled cubicle with mixer shower, pedestal wash hand basin, close coupled W/C, chrome heated towel rail, underfloor heating.

BEDROOM NO. 2

12' 10" x 10' 11" (3.91m x 3.33m)

Triple set wardrobe.

ENSUITE SHOWER ROOM

5' 6" x 4' 11" (1.68m x 1.50m)

Corner cubicle with mixer shower, pedestal wash hand basin, low level W/C, underfloor heating.

BEDROOM NO. 3

12' 2" x 9' 5" (3.71m x 2.87m)

BEDROOM NO. 4

12' 10" x 8' 4" (3.91m x 2.54m)

FAMILY BATHROOM

10' 3" x 6' 2" (3.12m x 1.88m)

Modern suite comprising panel bath, pedestal wash hand basin, close coupled W/C, chrome heated towel radiator.

EXTERIOR

See attached plan. Rear lawned garden, large paved corner patio with covered section, cold water tap.

DOUBLE GARAGE

17' 6" x 17' 1" (5.33m x 5.21m)

Generous parking area (up to 3 cars).

SERVICES

Mains water, electricity and drainage. LP Gas tank (sub metered).

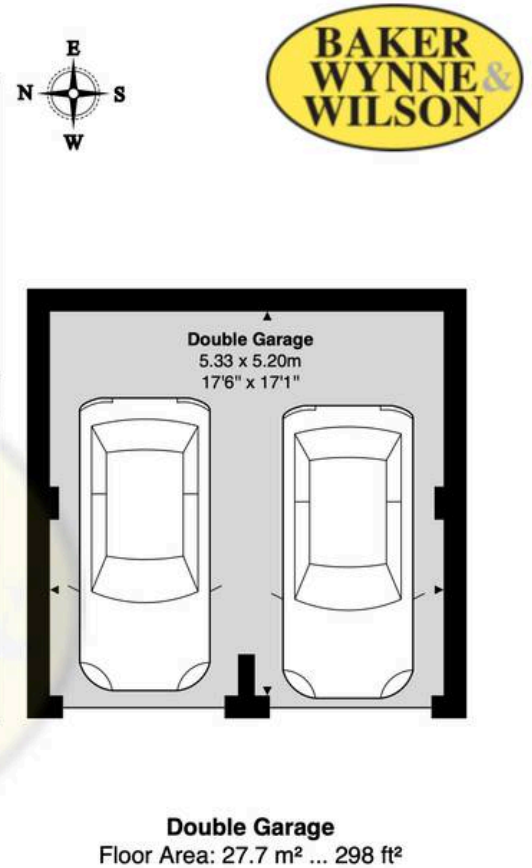
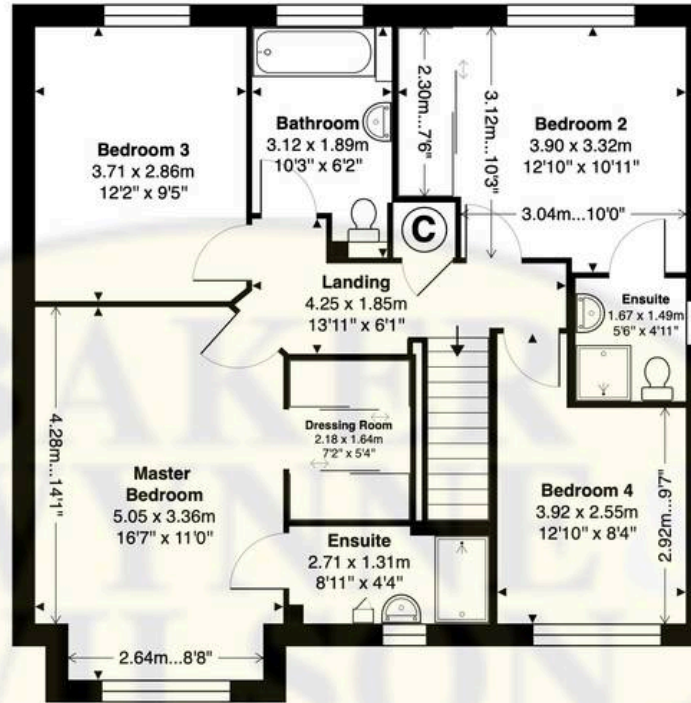
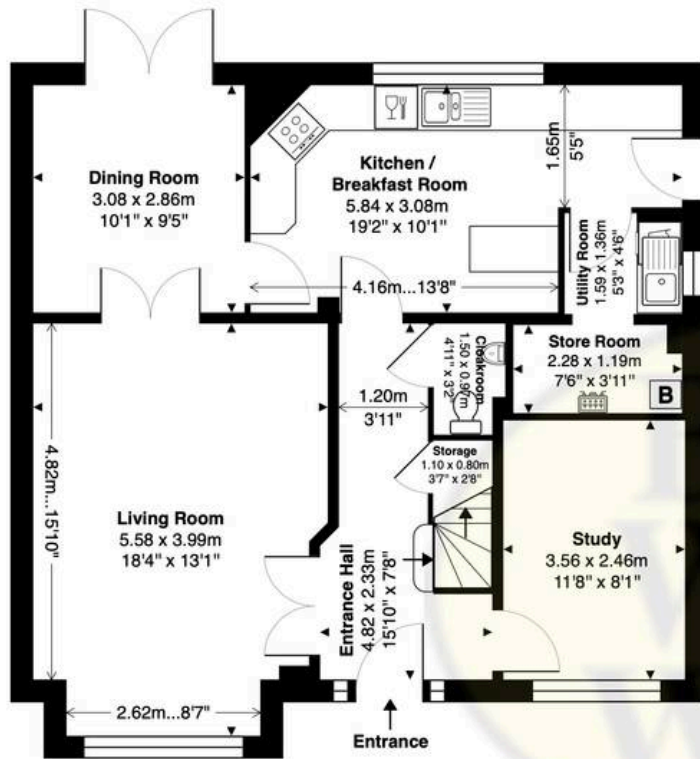
TENURE

Freehold.

VIEWING

By appointment with Baker, Wynne & Wilson
COUNCIL TAX
Band E.





10 PHOENIX RISE, PIPE GATE, MARKET DRAYTON, SHROPSHIRE, TF9 4HQ

Approximate Gross Internal Area: 173.6 m² ... 1869 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon EPC & Floorplan 2026. Copyright.