



## 7 The Westfields, Cheswardine.

Offers in the region of **£400,000**

If you are searching for stunning views over open countryside, spacious living accommodation and 4 good-sized Bedrooms, all within a quiet village location, then this is the property for you! Having been owned from new, this extended house benefits from a long list of modernisation works including a re-fitted, contemporary Breakfast Kitchen and Utility Area, new Downstairs W.C., re-surfaced driveway (which can accommodate up to 3 cars) and updated windows and doors. Add to that a fabulous 17ft Conservatory (with glass roof and gas C.H.), modern Family Bathroom (with spa bath and separate shower) and a far-reaching rear outlook towards the Wrekin and the Welsh hills, and it is the perfect family home! Being just 10 minutes' drive from the nearby market towns of Newport and Market Drayton, Cheswardine offers two pubs, a primary school, community shop, parish hall and recreational park and is perfectly situated for scenic walks along the nearby Shropshire Union Canal.

Briefly comprising Entrance Hallway, Downstairs W.C., 14ft Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility Area, 4 Bedrooms, (Master with En-suite) and Family Bathroom, externally there are beautiful gardens to the front and rear and an Integral Garage. Council Tax Band D. EPC Rating C. uPVC D.G. & mains gas C.H.

# 7 The Westfields Cheswardine Market Drayton Shropshire

## Property entered via

uPVC front door under storm porch into

## Entrance Hallway

providing access to downstairs rooms and stairs to first floor.

**Downstairs W.C.** 6' 5" x 2' 10" (1.95m x 0.86m)

**Lounge** 14' 11" x 14' 10" (4.54m x 4.52m) (plus bay window)

Useful understairs storage cupboard. Opening to

**Dining Room** 9' 1" x 8' 5" (2.77m x 2.56m)

**Conservatory** 17' 2" x 13' 0" (5.23m x 3.96m)

Double French doors to the rear garden.

**Breakfast Kitchen** 18' 1" x 9' 1" (5.51m x 2.77m) (max)

Integrated dishwasher. Freestanding range cooker. Door to the side pathway which leads to the rear garden & front of the house.

**Utility Area** 5' 10" x 3' 10" (1.78m x 1.17m)

Double doors to a built-in storage cupboard.

## Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom.

Loft hatch with fitted ladder to part-boarded loft space with light.

**Master Bedroom** 11' 9" x 10' 7" (3.58m x 3.22m) (plus wardrobes)

Triple doors to fitted wardrobes.

**Master En-suite** 6' 4" x 4' 9" (1.93m x 1.45m)

**Bedroom 2** 18' 1" x 7' 8" (5.51m x 2.34m)

**Bedroom 3** 10' 5" x 9' 4" (3.17m x 2.84m) (min plus wardrobe space & doorway)

**Bedroom 4** 8' 11" x 7' 1" (2.72m x 2.16m)

**Family Bathroom** 16' 4" x 5' 11" (4.97m x 1.80m) (max)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Externally

To the front is a large tarmacadam driveway leading to the house and Integral Garage and offering parking for several vehicles. A lawned garden lies adjacent to the left with a well stocked border closest to the property and to the right is another border containing mature plants and shrubs. Electric light. A pedestrian gate allows access to the rear garden.

At the rear, a paved pathway opens onto a block paved patio area which meets the substantial lawned garden. A well established border continues on the right hand side, where you will also find a greenhouse. An ornamental pond is situated to the left and there are also two additional paved patio areas, together with a wooden decked platform from which views over open countryside may be enjoyed. Metal storage shed with electric power. Electric lighting and water tap at the house.

**Integral Garage** 18' 1" x 8' 2" (5.51m x 2.49m)

Up and over door to the front. Electric power and lighting. Part-glazed uPVC door to the side passageway which leads to the rear garden and front of the house.



TOTAL FLOOR AREA: 1561 sq.ft. (145.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and we accept no responsibility 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 standards shown here have not been verified and are guaranteed as to their operability or efficiency by the agent.  
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# Barker Healey

PROPERTY



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