



## Jasmin Cottage, Knighton, Market Drayton, Shropshire, TF9 4HS offers in excess of £300,000

Beautiful blooming white flowers throughout the year on a dark green bed, there is nothing so gorgeous! Until now! Suited to its name this three bedroom semi detached cottage has been renovated internally to make it homely and inviting from the second that you step through the front door. The out reaching views to the rear extend out beyond the garden creating a stunning space to while away those lovely summer evenings. Internally the property comprises of a porch leading into the entrance hallway where the stairs rise up to the first floor. The ground floor is divided up between a stunning snug and dining room with central brick built fireplace having an open fire inset, living room with further open fire as a feature. The kitchen extends out into the utility room where there are recently refitted units and wooden effect worktops and underfloor heating along with a guest WC. Upstairs three double bedrooms divide up the space, the master having windows to both the front and side aspects. There is also a large family bathroom with both bath and shower. Outside the driveway runs to the side of the property with double garage and access gate into the rear garden. The rear garden makes the most of the space and views with summer house having canopy with the perfect space for a hot tub beneath tucked into the rear corner allowing dining areas and beautifully planted beds to fill the rest of the space. This house really is a haven in the Staffordshire Countryside. Call us today to arrange your viewing.





## ACCOMMODATION

### Ground Floor

#### Entrance Porch

Having a side facing UPVC double glazed window and a front facing UPVC door with inset glazed panel. There are recessed spot lights to the ceiling and carpet laid to the floor.

#### Entrance Hallway 27' 7" (max) x 7' 9" (max) (8.40m (max) x 2.36m (max))

Neutrally decorated with stairs up to the first floor and doors to all ground floor rooms. There is carpet to the flooring, beams to the ceiling and wall lighting along with an under stair storage cupboard.

#### Snug 11' 11" x 13' 5" (3.63m x 4.09m)

With both front and side facing UPVC double glazed windows the snug is a beautiful space to sit with central brick built fireplace with open fire separating the space from the dining room. The room is finished with carpet to the floor, wall lighting, decorative beams, a radiator and a television connection point.

#### Dining Room 11' 11" x 12' 8" (3.63m x 3.86m)

With front facing bowed window having glazed doors into the hallway and arches leading to the snug. There is a wall lighting and a radiator.

#### Lounge 19' 9" x 12' 9" (6.02m x 3.88m)

A beautiful room with fully glazed doors leading out into the rear garden. The room benefits from having an open fire with brick built surround and hearth. The room is finished with wall lighting, carpet to the floor, a side facing UPVC double glazed window, television connection point and a radiator.

#### Kitchen 15' 5" x 10' 0" (4.70m x 3.05m)

A beautiful room with front facing bow UPVC double glazed window. The room is fitted with matching base and wall units having a wooden work top to finish sweeping round to a breakfast bar. The beams within the room bring the character through whilst there are recessed spotlights and wooden effect flooring to give it the modern edge. Inset into the work top is a composite one and half bowl sink with mixer tap above whilst there is an electric hob beneath an extractor fan with double oven, dishwasher and fridge integrated into the units. The room also benefits from having a rear facing UPVC double glazed window and glazed door leading into the utility room.

#### Utility Room 15' 3" x 6' 6" (4.64m x 1.98m)

Having matching base and wall units with work top to those used in the kitchen. There is a chrome wash hand basin with mixer tap above along with space and plumbing for a washing machine, dishwasher and tumble dryer. The oil fired boiler is located in this room powering the central heating system whilst there are recessed spot lights, a wooden effect flooring and UPVC door leading out into the rear garden.

#### Guest WC 6' 9" x 3' 8" (2.06m x 1.12m)

Fitted with a low level flush WC and wash hand basin mounted within a vanity storage unit with mixer tap above. There is a rear facing UPVC double glazed window, wooden effect flooring, wall lighting, extractor fan and a radiator.

### First Floor

#### Landing 16' 7" x 8' 0" (5.05m x 2.44m)

A spacious landing with doors to all first floor rooms. There is both a side and rear facing UPVC double glazed window and airing cupboard. There is carpet laid to the floor, decorative beams and a ceiling light.

#### Master Bedroom 13' 7" x 12' 8" (4.14m x 3.86m)

A bright and airy room with both front and side facing UPVC double glazed windows and carpet to the floor along with ceiling lighting, radiator and television connection point.

#### Bedroom Two 12' 8" x 10' 1" (3.86m x 3.07m)

A second double bedroom having a front facing UPVC double glazed window, carpet laid to the floor, ceiling lighting, a loft access hatch and a radiator.

#### Bedroom Three 12' 4" x 9' 4" (3.76m x 2.84m)

A third double bedroom with front facing UPVC double glazed window. The room benefits from having carpet to the floor, ceiling lighting and a radiator.

#### Bathroom 9' 11" x 8' 0" (3.02m x 2.44m)

A spacious bathroom with tiled walls and a tile effect flooring. The room is fitted with a panel bath with mixer tap above, wash hand basin mounted into a vanity storage unit with mixer tap above and a low level flush WC. There is also a corner glazed shower unit with sliding doors and a



thermostatic mixer shower inside. The room benefits from having a high level UPVC double glazed window, recessed spot lights to the ceiling, vertical radiator and a an extractor fan.

### Double Garage

With electric roller doors to both the front and rear aspects. There is power and lighting.

### Exterior

A driveway runs along the side of the property up to the garage. There is a side access gate leading into the rear garden. The garden combines paved patio area, tarmac working areas, planted beds and borders and an area laid to lawn with a low level hedge to the boundary to allow the views to be seen. Tucked away in the corner is a timber built summer house with power and lighting.

### Directions

From our Eccleshall office head west on High Street/B5026 towards Small Lane and continue to follow B5026 to Loggerheads. At the roundabout, take the second exit onto Newcastle Road/A53. At the following roundabout, take the first exit onto Muckleston Road/B5026 and continue to follow the B5026. The property can be found on the right-hand side as indicated by our for sale board.



### Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 851886.

### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

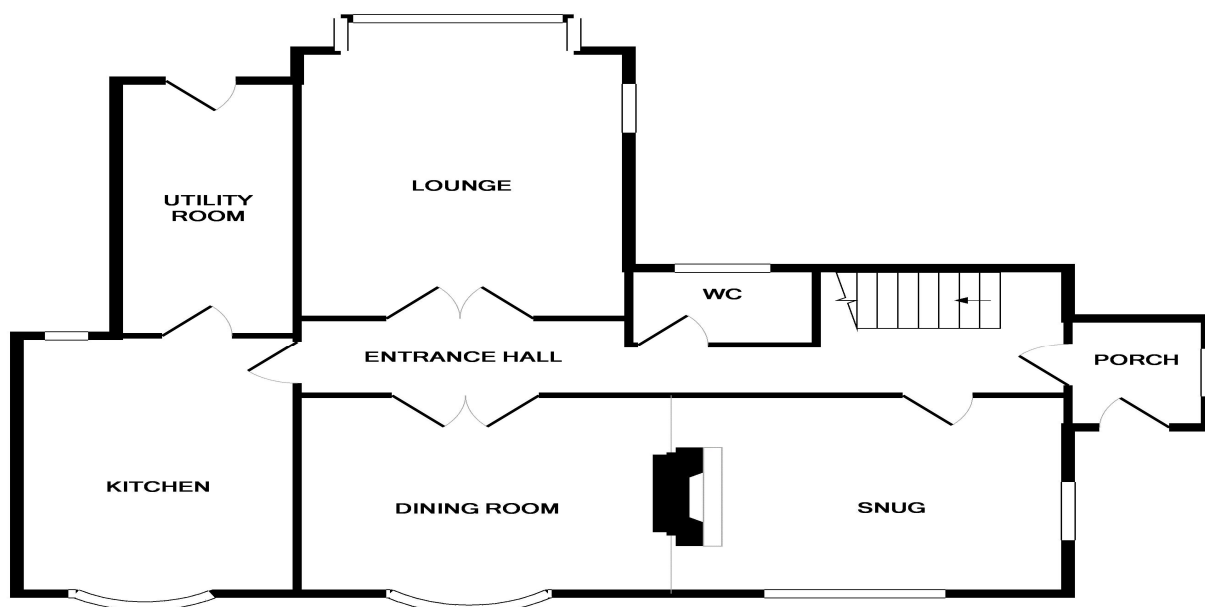
### Agents' Notes

Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

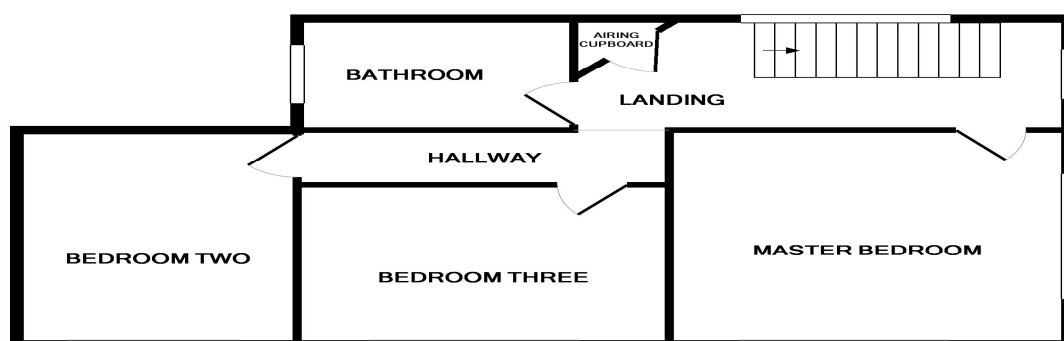
### Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. Please be aware that our solicitors pay us a referral fee of £120 inc VAT for each case direct to a solicitor and £168 inc VAT for a no sale no legal fee case. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



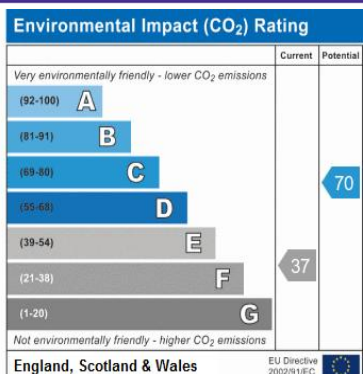
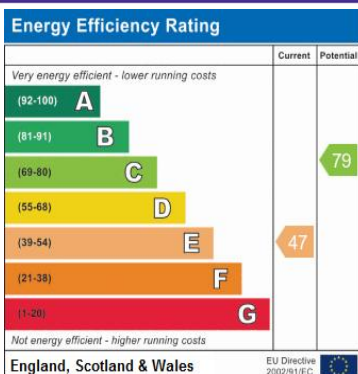


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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