



£290,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **D**

## Market Drayton

Windsor Drive  
Market Drayton Shropshire



*I can't promise you a moat with this Windsor 'Castle' but you will have the pleasure of backing onto the Canal with gate to the rear onto the canal walk. They say never judge a book by its cover and that suites this home as there are many lovely benefits.*

Firstly, the windows are all generally a good size and provide lots of natural light to the generous sized rooms throughout. Offered with NO CHAIN and well maintained throughout, you can move in at your earliest convenience. Comprising entrance hallway with contemporary guest WC off, generous sized lounge and dining kitchen with built in cooking facilities and spaces for further appliances and conservatory overlooking the garden. Upstairs there are four good sized bedrooms and bathroom, again with contemporary suite. Located towards the end of a cul-de-sac with no passing traffic means this is ideal for a family. There is a driveway continuing to the side under a carport to the detached garage.

- Modern Four Bedroom Detached House
- Backing Onto The Canal
- Contemporary Dining Kitchen
- Contemporary Guest WC & First Floor Bathroom
- Conservatory At The Rear With Roof Light
- Driveway, Garage & Lawned Rear Gardens

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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## Entrance Hallway

Accessed through a double glazed side entrance door into the hallway which has an under stair store cupboard, tiling to the floor, radiator and double glazed window to the front. Doors off to the guest WC and lounge.

## Guest WC

Fitted with a contemporary suite including low level WC and vanity wash basin with mixer tap and splash back. Laminate flooring, radiator and double glazed window to the side.

## Lounge 13' 0" x 16' 6" (3.96m x 5.02m)

A generous sized room with double glazed window to the front to match enabling lots of natural light into the room. Fire surround with marble inset and hearth incorporating a Flavel Emberglow coal effect gas fire. Laminate flooring and three wall light points.

## Kitchen & Dining Space 23' 1" x 9' 10" (7.04m x 3.0m)

A good sized kitchen which runs the full width of the home and is fitted with a range of contemporary base and wall units, work surfaces to two sides and matching breakfast bar which if required could accommodate a condenser dryer. Integral appliances include four ring gas hob with vented cooker hood over, separate eye level double oven and spaces for a washer, dishwasher



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and upright fridge freezer. Inset one and a half bowl stainless steel sink unit, drainer and mixer tap. Laminate flooring and radiator. Again lots of natural light is provided thanks to the half glass double glazed door to the side, double glazed window to the rear and double glazed French doors into the conservatory.

### **Conservatory** 12' 2" x 8' 8" (3.7m x 2.63m)

A double glazed conservatory set on a low brick wall with windows to three walls and sliding patio doors to the garden. A double glazed roof incorporates a roof light and there is a ceiling fan ;light. Laminate flooring and electric wall heater.



### **First Floor Landing**

Loft access and double glazed window to the side.

### **Bedroom One** 11' 4" x 11' 5" (3.45m x 3.49m)

A generous sized double bedroom with fitted wardrobes incorporating drawers. Laminate flooring, radiator and wide double glazed window to the rear.



### **Bedroom Two** 8' 4" x 11' 6" (2.53m x 3.5m)

Fitted with carpet, radiator and wide double glazed window to the front.

### **Bedroom Three** 8' 0" x 11' 6" (2.43m x 3.5m)

Fitted with carpet, radiator and wide double glazed window to the front.

### **Bedroom Four** 8' 1" x 8' 8" (2.46m x 2.63m)

Having built in over stair shelved cupboard and half height hanging to the wardrobe. Fitted with carpet, radiator and double glazed window to the front.



### **Bathroom** 6' 7" x 8' 3" (2.0m x 2.51m)

Fitted with a contemporary white suite comprising panel bath with shower mixer tap, additional mains fed shower over and concertina shower screen, vanity wash basin and low level WC. Aqua boarding around the suite area, shaver point, airing cupboard, radiator and double glazed window to the side.

### **Outside Front**

The home is located towards the end of the road with low height front boundary with block paved garden, decorative shale area and shrubs. There is a driveway which extends to the side below a carport to the side leading to the detached garage.

### **Detached Brick Garage** 18' 6" x 8' 7" (5.64m x 2.62m)

Up and over door to the front, power and lighting.

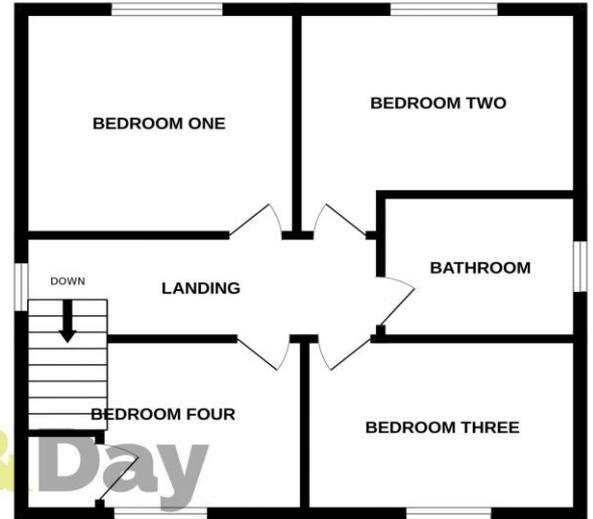
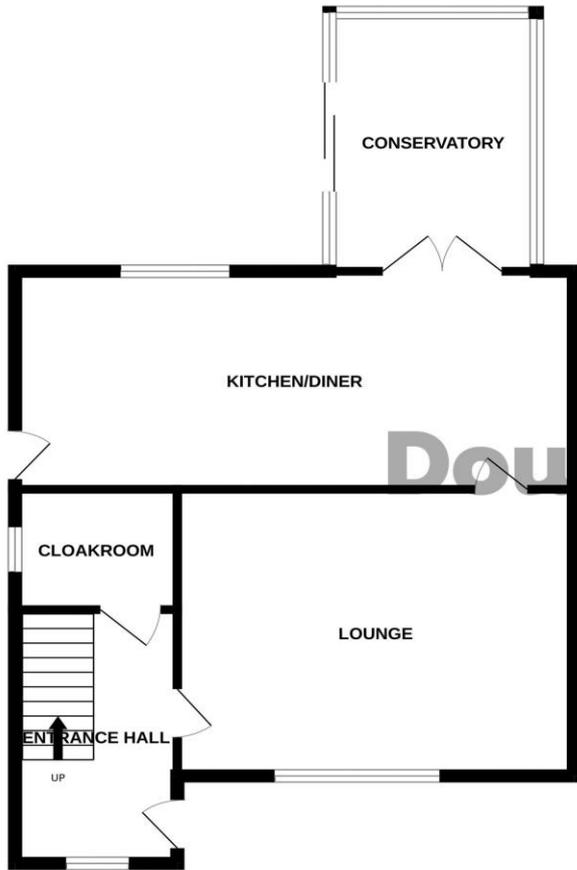
### **Outside Rear**

There is a patio adjacent to the home leading onto the lawned garden with gate to the rear leading onto the canal side walkway offering fabulous strolls in either direction. There is a door into the garage and garden shed with power.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
<small>Energy efficiency - lower running costs</small> <small>(82+)</small>			
A			
B			
C			
D			
E			
F			
G			
		71	82
<small>Energy efficiency - higher running costs</small> <small>(1-20)</small>			
England & Wales		EU Directive 2002/91/EC	
		www.epcrel.com	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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