



Offers Over £440,000

🔑 TENURE: Freehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: E

## Market Drayton

Wordsworth Drive  
Market Drayton Shropshire



*There's no poetic licence needed here as this home in Wordsworth Drive simply sells its self.*

Located in a very popular part of Market Drayton, the modern detached is located on a corner plot with lots of parking to the concrete pattern imprinted driveway and a detached garage. The family home is well presented and comprises entrance hall, spacious lounge with inglenook fire place, dining room which is open plan to a conservatory, fitted kitchen with built in cooking facilities, separate utility and guest WC. Upstairs there are four bedrooms with the master bedroom having an en-suite shower room and family bathroom. Externally the home has a corner lawned front and side garden and enclosed private rear garden ideal for relaxing.

- Spacious Detached On Corner Plot
- Four Bedrooms, En-Suite & Family Bathroom
- Spacious Lounge With Inglenook
- Dining Room & Conservatory
- Fitted Kitchen Plus Separate Utility
- Attached Double Garage & Wide Driveway

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

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

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hellomarketdrayton@dourishandday.co.uk



#### Entrance Hallway

Approached through a front entrance door with double glazed side panels to each side, staircase to the first floor and radiator.

#### Guest WC

Fitted with a wall mounted wash basin with tiled splash back and low level WC. Radiator and double glazed window to the rear.

#### Living Room 21' 2" x 12' 1" (6.44m x 3.68m)

A spacious reception room which has a fantastic inglenook fireplace with coal effect gas fire set on a tiled hearth and two double glazed windows to the recess. Two radiators and double glazed box bay window to the front.

#### Dining Room 11' 2" x 11' 7" (3.40m x 3.54m)

Being open plan to the conservatory and having a radiator.

#### Conservatory 8' 0" x 9' 5" (2.45m x 2.88m)

Double glazed construction set on low brick walls and double glazed French doors to the garden and radiator.

#### Breakfast Kitchen 9' 5" x 11' 7" (2.88m x 3.53m)

Fitted with a range of base and wall units, work surfaces to two sides with work surface down lighting and stainless steel sink unit and mixer tap. Integrated four ring gas hob with electric oven below and cooker hood over, an integrated dishwasher & refrigerator. Inset ceiling spot lighting, tiling to the floor, radiator and double glazed windows to the front and side.



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**Utility** 12' 4" x 4' 8" (3.76m x 1.43m)

Fitted with base and wall units and work surface with tiled splash backs. Inset ceiling spot lighting, tiling to the floor, door to the garage and double glazed window to the side.

**Landing** 13' 7" x 7' 1" (4.14m x 2.15m)

A large landing which has doors off to all first floor bedrooms and bathroom, loft access with ladder to a boarded loft which has a light. Radiator and double glazed window to the rear.

**Bedroom One** 11' 10" x 11' 3" (3.60m x 3.42m)

A generous sized bedroom which has fitted wardrobes, radiator and double glazed window to the side.

**En-Suite (Bedroom One)** 5' 3" x 5' 8" (1.60m x 1.73m)

Fitted with a tiled corner shower cubicle, vanity wash basin with mixer tap and cupboard below and low level WC. Tiling to the walls and floor, inset ceiling spot lighting, heated towel rail and double glazed window to the side.

**Bedroom Two** 11' 3" x 12' 3" (3.42m x 3.73m)

A further double bedroom with fitted wardrobes having sliding mirror doors, radiator and double glazed window to the side.

**Bedroom Three** 9' 8" x 12' 3" (2.94m x 3.73m)

Another double bedroom with radiator and double glazed windows to the front and side.

**Bedroom Four** 6' 4" x 7' 1" (1.94m x 2.16m)

Radiator and double glazed window to the front.

**Bathroom** 9' 7" x 6' 2" (2.91m x 1.87m)

Fitted with a P shaped shower bath with curved shower screen and mains fed shower, vanity wash basin with mixer tap and cupboard below and low level WC. Tiling to the walls and floor, inset ceiling spot lighting, airing cupboard, heated towel rail and double glazed window to the front.

**Outside Front**

The home is located on a corner plot with lawned garden which extends to the side with low privet hedges and conifers to the boarder. The wide pattern imprinted concrete driveway provides plenty of off road parking and leads to the double garage.

**Outside Rear**

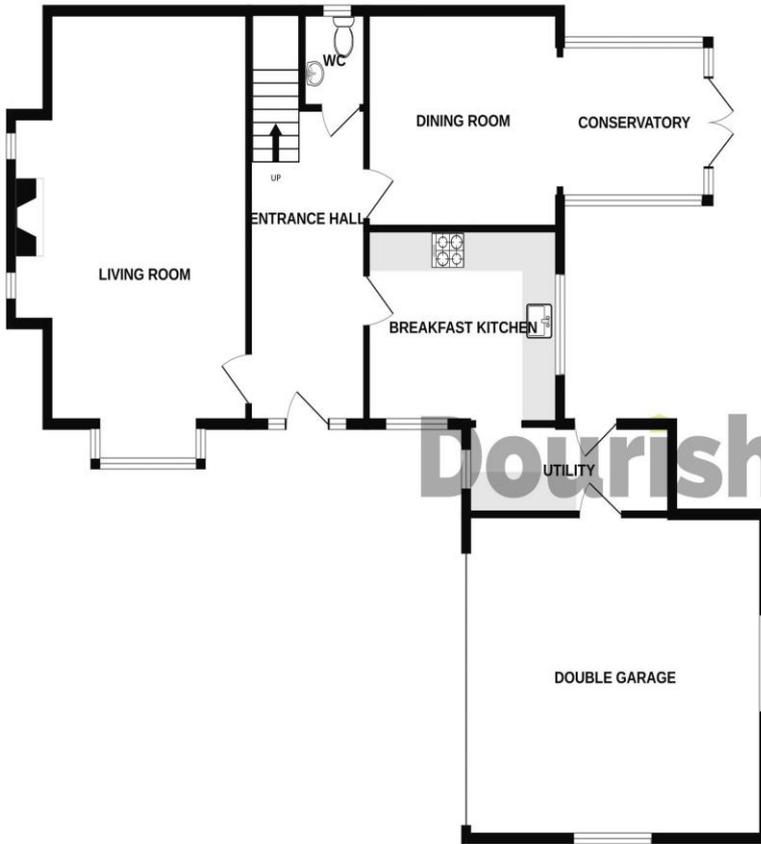
There is a private garden which has a paved patio, lawn and circular sun terrace with walled backdrop. There is also low walls with raised and planted borders.

**Double Garage** 16' 5" x 18' 5" (5.00m x 5.61m)

Fitted with a range of kitchen units and work surfaces to two sides and stainless steel sink unit, drainer and mixer tap. Up and over door and double glazed windows to two sides.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu

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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