



£285,000

KEY TENURE: **Freehold**

EPC RATING: **B**

COUNCIL TAX BAND: **D**

Market Drayton

Christchurch Lane
Market Drayton Shropshire



Located on a select development just off the highly desirable Christchurch Lane is this lovely modern detached house boasting an enviable end plot position on a development of four similar detached houses and benefiting from two parking spaces.

This well presented home has an entrance hall with stairs up to the first floor. The lounge is spacious and light and leads through into an open plan kitchen/diner with integrated appliances and French doors into the conservatory. There is also a ground floor WC and store cupboard. On the first floor there are three bedrooms with the master having En-suite shower room and a family bathroom. With the property sitting on the end plot there is ample parking and enclosed mainly lawn garden with paved patio.

- Modern Detached Home
- Modern Fitted Kitchen With Integrated Appliances
- Three Good Size Bedrooms
- En-suite to Master Bedroom & Family Bathroom
- Conservatory Onto Lawned Rear Garden
- Small & Select Development, Corner Location

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

Entrance door opening into the main entrance hall which has stairs leading to the first floor and which leads into the main lounge. Radiator with decorative cover.

Lounge 16' 1" x 12' 4" (4.90m x 3.77m)

A light and spacious reception room having double glazed window to the front elevation, radiator.

Inner Hallway

Large high gloss tiled floor which continues into the kitchen, guest WC and from the kitchen into the conservatory. Under stair store cupboard.

Guest WC 6' 5" x 3' 6" (1.95m x 1.06m)

Modern white suite comprising; low level WC and hand wash basin set in vanity unit, part tiled walls and radiator.

Kitchen & Dining Area 15' 9" x 8' 10" (4.80m x 2.70m)

Fitted with a range of modern wall and base units with worksurface over and which incorporates integrated electric oven and hob, fridge/freezer, dishwasher and washing machine, double glazed window to the rear elevation and double glazed French doors opening into the conservatory.



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Conservatory 8' 8" x 8' 3" (2.64m x 2.52m)

Having floor to ceiling double glazed windows and doors to three sides.

First Floor Landing

Having airing cupboard, loft access and radiator.

Bedroom One 12' 0" x 9' 4" (3.65m x 2.85m)

Having built in mirrored wardrobes, double glazed windows to the rear elevation, radiator.

En-suite (Bedroom One) 8' 4" x 3' 11" (2.53m x 1.20m)

Modern white suite comprising; tiled shower cubicle with glass shower screen, low level WC and hand wash basin. Heated towel rail.

Bedroom Two 9' 11" x 8' 8" (3.03m x 2.65m)

Double glazed window to the front elevation, radiator.

Bedroom Three 7' 11" x 6' 11" (2.42m x 2.10m)

Double glazed window to the front elevation, radiator.

Bathroom 7' 1" x 6' 2" (2.17m x 1.88m)

Modern white suite comprising; low level WC, pedestal hand wash basin and P shaped shower bath with shower over and curved glass screen, heated towel rail, double glazed window to the side elevation.

Outside Front

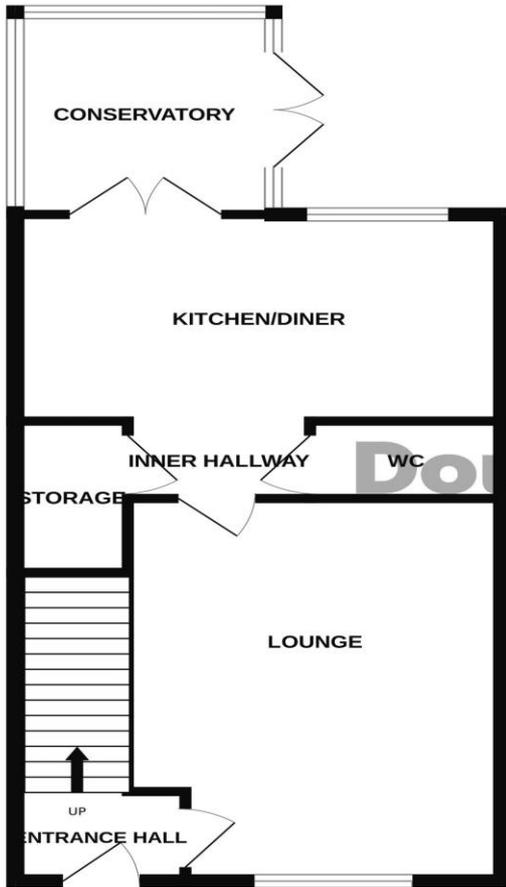
There are two block paved parking spaces to the front to one corner and a lawned garden to the front. A paved footpath leads to the front entrance door and up the side of the property which is secured by a gate and leads to the enclosed rear garden.

Outside Rear

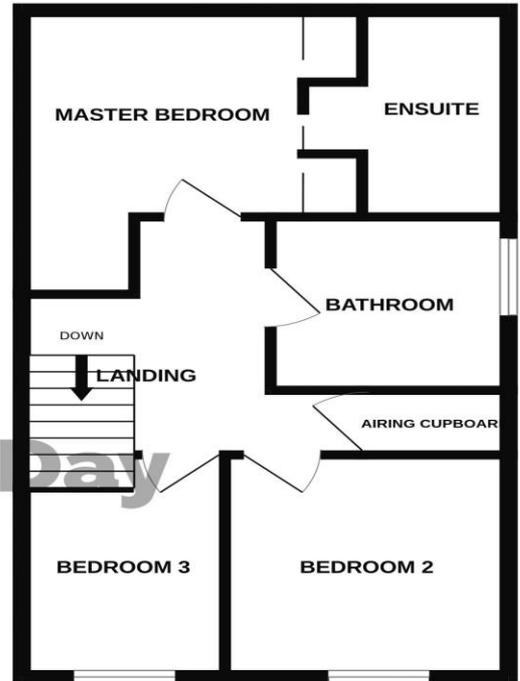
The enclosed rear garden has a paved patio leading onto the lawn and has a further paved sun terrace at the bottom of the garden and garden shed.



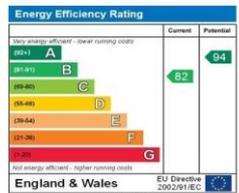
GROUND FLOOR



1ST FLOOR



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