

Helping *you* move

ESTATE AGENTS | LETTING AGENTS

Barbers





- Impressive Modern Five-Bedroom Detached House in a Heart of Town Location
- Independent One Bedroom Annex
- Lounge with Log Burner, Open Plan Kitchen/Dining/Living Room, Utility
- Principal Bedroom Suite
- Landscaped Gardens
- Garage with Driveway Parking
- Energy Efficient with Solar Panels & Storage Batteries, Underfloor Heating

Property Overview

This exceptional five-bedroom detached residence occupies a generous plot in a highly desirable location just moments from Market Drayton town centre.

Combining impressive proportions with high-quality finishes throughout, the property enjoys a wide driveway providing extensive off-road parking, a

single garage, and beautifully landscaped south-west facing gardens featuring a paved patio and an attractive gazebo, creating an ideal setting for outdoor entertaining and relaxation. This home is also super energy efficient as it is included with 16 solar panels, storage batteries and under floor heating throughout the ground floor.

The welcoming reception hall makes a great first impression, and to your right is the games room, a shower room and bedroom 5 which could also be utilized as a fitness or pilates studio. The living room offers a warm and inviting atmosphere, complete with a bespoke media wall and a charming log-burning stove.



At the heart of the home is a stunning open-plan kitchen and dining area, beautifully appointed with bespoke cabinetry, quartz work surfaces and a range of integrated Neff appliances. Bi-fold doors open seamlessly onto the rear garden, flooding the space with natural light and enhancing its appeal as a superb hub for modern family life and social gatherings.

The accommodation is equally impressive upstairs, with a luxurious principal suite featuring an impressive dressing room with fitted wardrobes and a stylish en-suite shower room with walk-in shower and twin wash hand basins. Three further generously sized bedrooms provide excellent family accommodation, with the family bathroom with a free-standing bath.

A standout feature of the property is the self-contained annex, offering versatile living space with an open-plan kitchen and lounge area, bedroom and en-suite facilities. Ideal for extended family, visiting guests or multi-generational living, it adds a valuable dimension to this already outstanding home.



Enjoying the convenience of being just minutes from the town centre while maintaining a private and peaceful setting, this superb family residence presents a rare opportunity to acquire a home of exceptional quality, space and versatility.

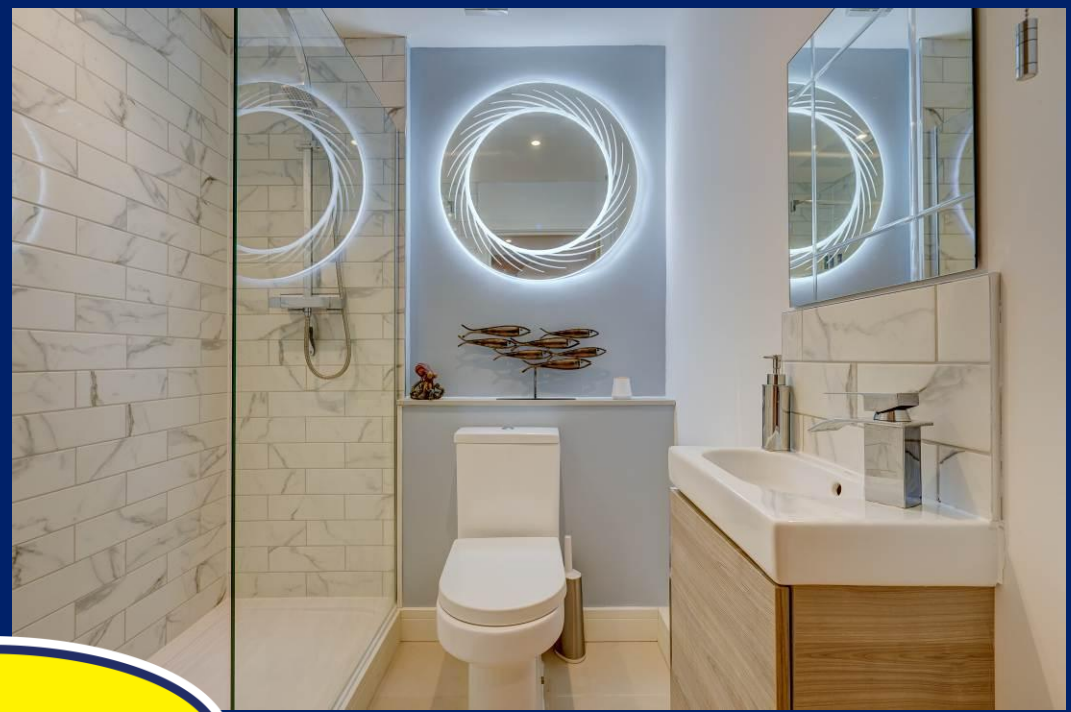
We highly recommend you view this stunning property to appreciate the space and quality it offers, so please call the team at our Market Drayton office to arrange your viewing.

DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Drive, left on Prospect Road, then first left on Frogmore Road. At the end of the lane turn left along the driveway between two properties and then the property is on your left at the top of the driveway.



Barbers

Helping *you* move



Barbers



USEFUL INFORMATION:

TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH. Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services with gas central heating and solar panels are available. Air Con to the Games Room and Principal Bedroom. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose.

For broadband and mobile supply and coverage. <https://checker.ofcom.org.uk/>

COUNCIL TAX BAND: G for the main house, A for the Annex - Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

ENERGY RATING: - B - The full Energy Performance Certificate (EPC) is available for you to download by clicking the link on this listing or by using the postcode to search at: www.gov.uk/find-energy-certificate

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

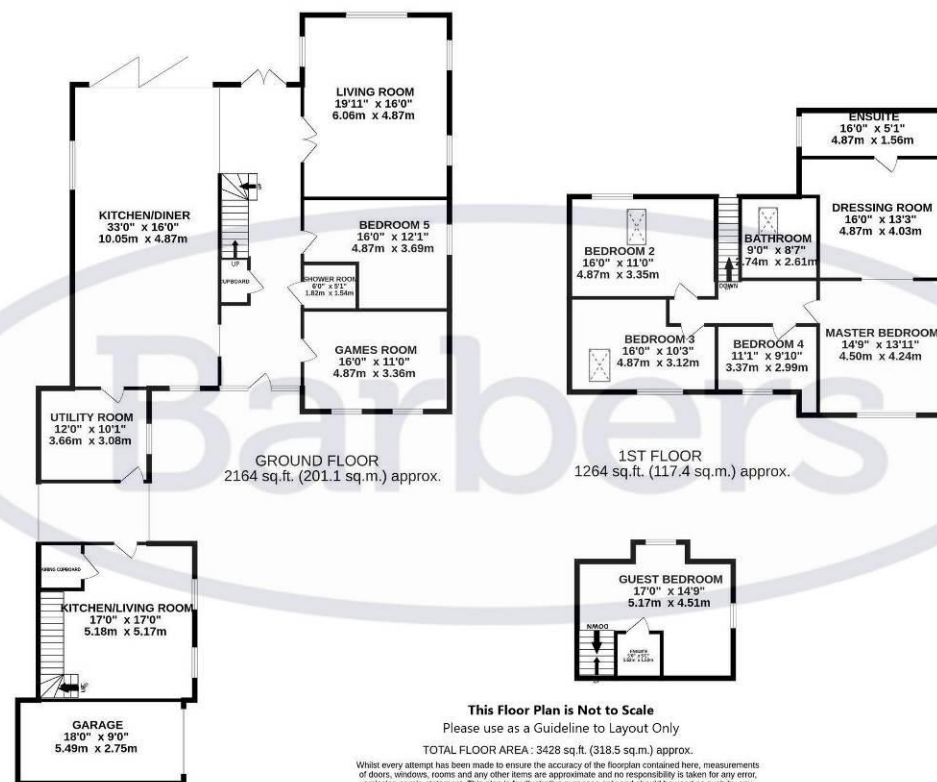
METHOD OF SALE: For Sale by Private Treaty.

FLOOR PLAN: This floor plan is not to scale – please use it as a guideline to layout only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

AML REGULATIONS: We are required by law to conduct Anti-Money Laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

BARBERS COPYRIGHT: Barbers retain the copyright on all photographic and video marketing material used to market this property.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy,



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
TOTAL FLOOR AREA: 3428 sq.ft. (318.5 sq.m.) approx.
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.
Made with Metropix ©2020.

MARKET DRAYTON SALES
TOWER HOUSE, MAER LANE, MARKET DRAYTON, TF9 3SH
TEL: 01630 653641
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH