



Helping *you* move



30 Millfield Drive, Market Drayton, Shropshire, TF9 1HS

OFFERED WITH NO UPWARD CHAIN - A Most Impressive & Very Spacious Four Bedroom Detached House - Positioned Next to The Shropshire Union Canal & Boasting Beautiful Surrounding Gardens.

Offers in Region of
£460,000

Overview

- Most Impressive Detached House
- Fronting Shropshire Union Canal
- Spacious Lounge, Conservatory, Study
- Family Bathroom, Two En-Suites
- Detached Double Garage, Workshop
- Substantial Driveway Parking
- Lovely Balcony Area
- Low Maintenance UPVC Windows & Fascias
- Stunning Gardens
- Sauna/Steam Room, Summerhouse
- Energy Rating C-69



"This most impressive and spacious detached house is located in a wonderfully enviable position next to the Shropshire Union Canal. Set within a generous plot on the edge of a highly sought after residential development, with stunning views over the canal side, this glorious property with the added bonus of having no upward chain, is ready and waiting for its next lucky owner! The immaculately presented living accommodation provides a welcoming reception hallway with an impressive high ceiling, cloakroom/wc, a spacious lounge with an inglenook fireplace, conservatory with French doors leading to the lovely rear garden, study, a modern kitchen which opens out into a good sized dining room and the ever useful utility room. Onto the first floor off the galleried landing area you will find a master bedroom complete with a dressing area and large en-suite shower room, three further double bedrooms - with bedroom two also having an en-suite facility and bedroom three boasting a delightful balcony seating area where elevated views of the canal and the properties beautifully maintained, landscaped gardens can be enjoyed. Externally, the rear garden is mainly laid to lawn with well stocked borders and flower beds. Another unique addition is the Sauna (sauna/steam room) complete with a sound system and a Summerhouse. There is a shed to the side of the property providing additional storage as well as the detached double garage with an adjoining workshop. At the front of the property there is a sweeping block paved driveway leading to the garage, attractive shaped lawns, and gated access to the generous front garden which boasts a productive orchard including cherry and pear and a further beautifully manicured lawn. The exquisitely maintained gardens and grounds are a real highlight of this lovely home, fully complementing the house and its highly desirable setting.

Please note that mooring is available by negotiation with Talbot Wharf Boatyard."

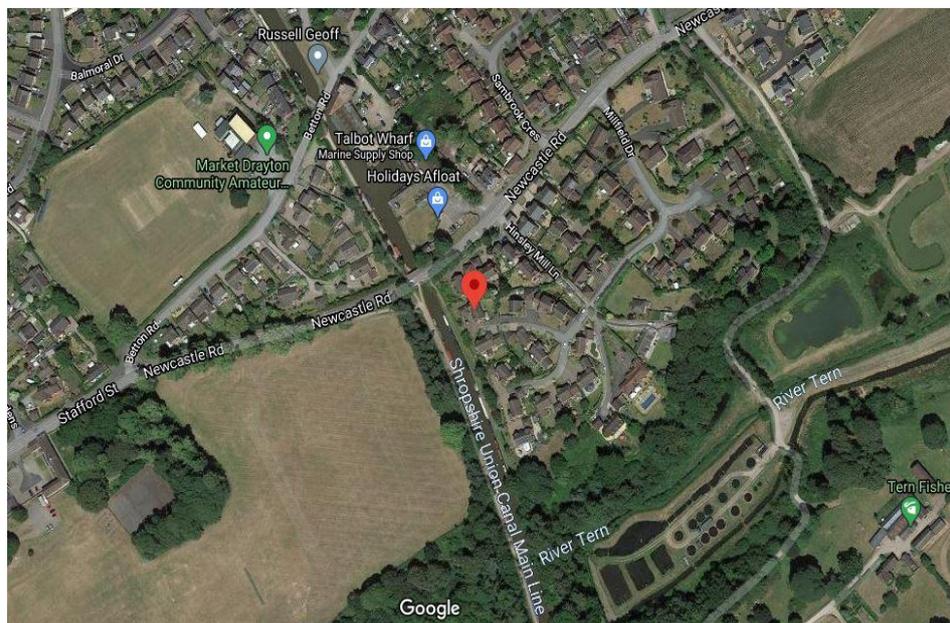
- FRONT PORCH - 7' 10" x 4' 2" (2.39m x 1.27m)
- RECEPTION HALLWAY - 18' 2" x 9' 9" max" (5.54m x 2.97m)
- CLOAKROOM/WC - 6' 1" x 4' 11" max" (1.85m x 1.5m)
- BREAKFAST KITCHEN - 15' 7" x 11' 3" max" (4.75m x 3.43m)
- DINING ROOM - 11' 4" x 11' 3" (3.45m x 3.43m)
- UTILITY ROOM - 9' 5" x 4' 11" (2.87m x 1.5m)
- LOUNGE - 24' 6" into bay" x 12' 9" (7.47m x 3.89m)
- CONSERVATORY - 17' 11" x 7' 4" (5.46m x 2.24m)
- LANDING AREA - 14' 5" x 10' 6" (4.39m x 3.2m)
- MASTER BEDROOM - 17' 1" x 12' 10" (5.21m x 3.91m)
- EN-SUITE - 10' 2" x 5' 8" (3.1m x 1.73m)
- BEDROOM TWO - 13' 6" x 11' 6" (4.11m x 3.51m)
- EN-SUITE - 4' 10" x 4' 10" (1.47m x 1.47m)
- BEDROOM THREE - 12' 8" x 9' 7" (3.86m x 2.92m)
- BEDROOM FOUR - 9' 11" x 8' 6" (3.02m x 2.59m)
- FAMILY BATHROOM - 9' 11" x 9' 5" (3.02m x 2.87m)
- DOUBLE GARAGE - 17' 10" x 17' 4" (5.44m x 5.28m)
- WORKSHOP - 17' 2" x 6' 4" (5.23m x 1.93m)



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LOCATION

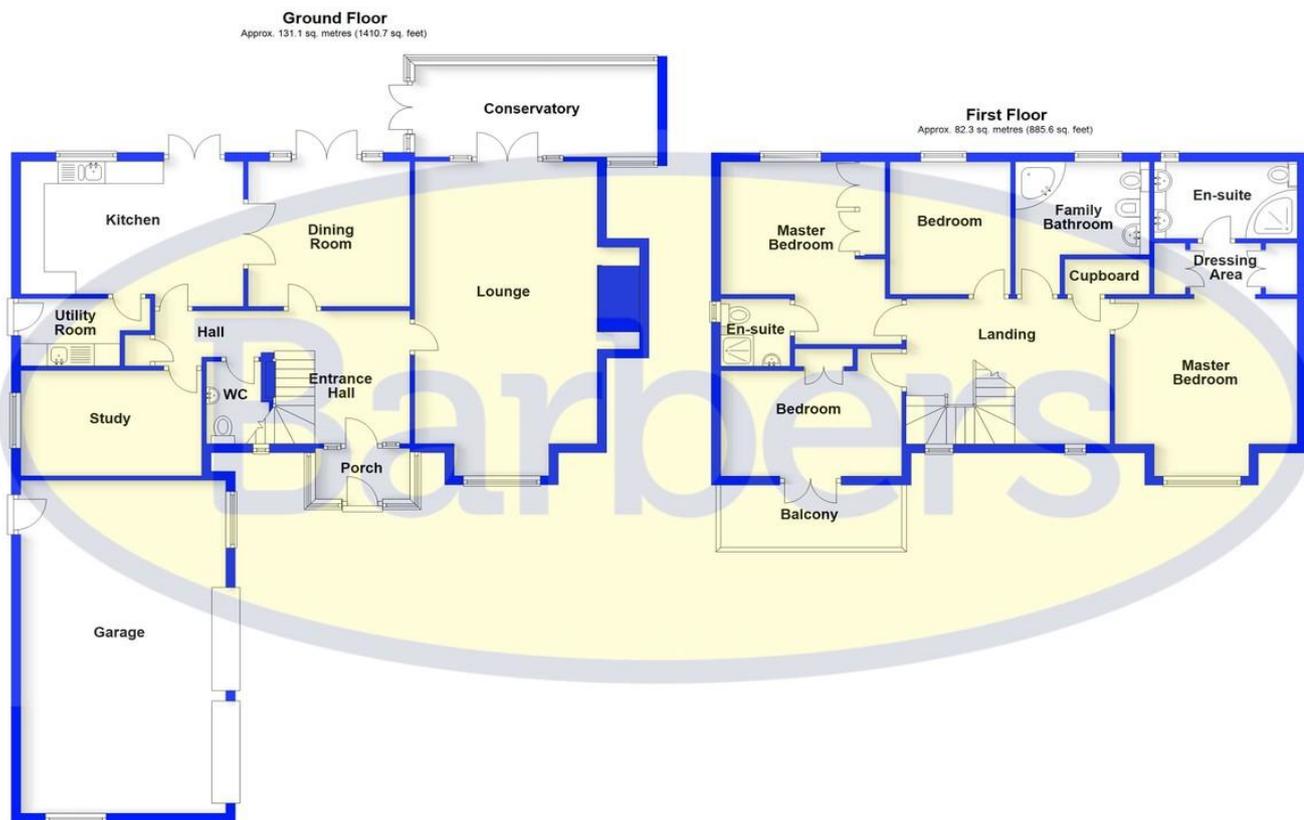
Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commutable distance.



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Directions

Turn right out of our office onto Maer Lane and take the first right onto Smithfield Road. Take the first exit at the mini roundabout and turn right at the following mini roundabout. At the T junction, turn left onto Newcastle Road. Continue along over the canal bridge and then turn right into Millfield Drive. Follow the road straight ahead and then bear right continuing along crossing the lane and then again bear right and continue straight along a private shared access road where you will then find the property on the left hand side which can be identified by our for sale board.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. 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. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

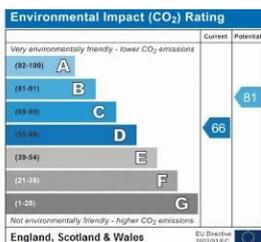
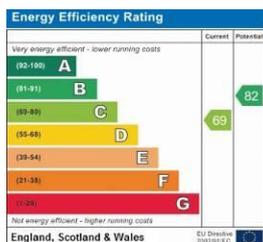
TENURE

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.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

MD27109310720



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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 purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.