



Helping *you* move



1 Orwell Road,  
Market Drayton, TF9 3FX

A Beautiful Four Bedroom Modern Detached House -  
Immaculately Presented Throughout!

Offers In Region Of  
**£347,500**

## Overview

- A Beautiful Modern Detached House
- Immaculately Presented Throughout
- Reception Hallway, Cloakroom/wc
- Spacious Lounge with Bay Window
- Impressive Open Plan Breakfast Kitchen/Family Area
- Utility Room, Family Bathroom
- Four Bedrooms, Master En-Suite
- Attached Single Garage, Driveway
- Front & Rear Gardens
- Energy Rating B-84



*This stunning modern home was only completed in 2019 and is now even more impressive since the current owners have added stylish touches throughout as well opting for all the premium extras! Also, as the property is still lovely and new you would still benefit from the remainder of the builders 10-year NHBC guarantee. This wonderfully spacious property provides a welcoming reception hallway, cloakroom/wc, lounge, utility room and an open-plan breakfast kitchen which offers dining and family areas with walk in bay and French doors that open onto the generous lawned rear garden. The first floor comprises of a wide landing space which leads to a master bedroom with an en-suite shower room, three further double bedrooms and a family bathroom. The rear has a good sized and fully enclosed lawned garden with the front of the property having a further lawned garden and a double width driveway leading to the attached single garage.*

## ACCOMMODATION

### LOUNGE

16' 7" x 12' 7" (5.05m x 3.84m)

### DINING KITCHEN

19' 1" x 15' 7" (5.82m x 4.75m)

### UTILITY ROOM

### MASTER BEDROOM

12' 7" x 12' 2" (3.84m x 3.71m)

### EN-SUITE SHOWER ROOM

7' 7" x 5' 7" (2.31m x 1.7m)

### BEDROOM TWO

13' 10" x 13' 4" (4.22m x 4.06m)

### BEDROOM THREE

13' 10" x 11' 6" (4.22m x 3.51m)

### BEDROOM FOUR

11' 10" x 8' 8" (3.61m x 2.64m)

### FAMILY BATHROOM

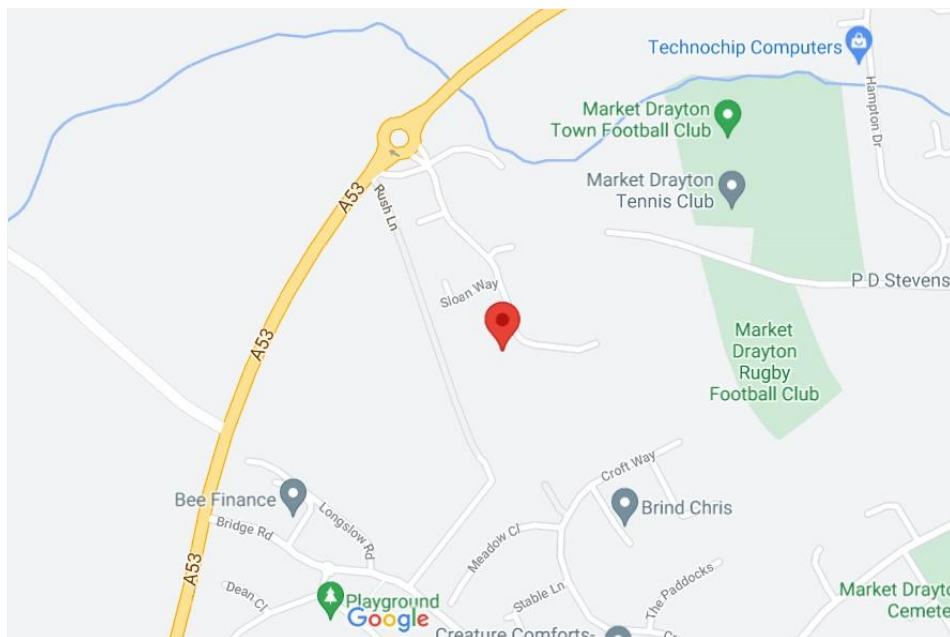
9' 11" x 6' 2" (3.02m x 1.88m)



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## LOCATION

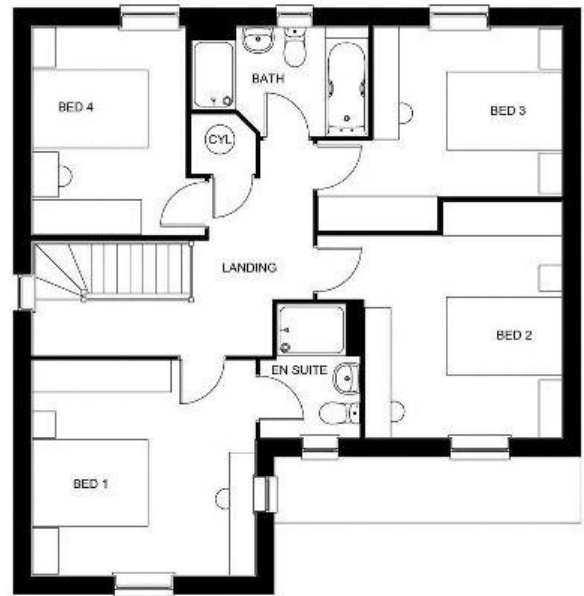
Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday 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

From our office turn left onto Maer Lane. At the mini island turn right onto Cheshire Street and continue straight over the next mini island onto Adderley Road. At the roundabout, take the first exit left for the A53 and turn left into the Drayton Meadows development where you will find the property on the left-hand side.



## 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.

## LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## 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.

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## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Market Drayton Residential Sales

Tel: 01630 653641

Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)



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.