



Helping *you* move



1 Martin Dale, Loggerheads, Shropshire, TF9 4DH

Spacious Three Bedroom Detached Home with Beautifully
Landscaped Gardens, Far Reaching Views & Ample Parking.

Offers In Region Of
£335,000

1 Martin Dale, Loggerheads, Market Drayton, Shropshire, TF9 4DH

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Overview

- Three Bedroom Detached Home
- Sought-After Village Location in Loggerheads
- Lovely Far-Reaching Views
- Generous Lounge, Dining Room
- Kitchen with Utility & Dining Area
- Ground Floor Bathroom, Family Shower Room
- Large Driveway, Additional Rear Access with Further Parking
- Close to Local Amenities, Schools & Countryside Walks
- Council Tax Band – C
- Energy Rating - C



Located in the highly sought-after village of Loggerheads, this well-presented three-bedroom detached property offers generous and versatile accommodation, attractive gardens, and excellent parking provision-making it an ideal home for families or those seeking a semi-rural lifestyle.

The property enjoys an elevated position with lovely far-reaching views to the front, while being set back from the road behind a substantial block-paved driveway providing ample off-road parking. In addition, there is further rear access leading to an additional parking area, offering great practicality and flexibility. Internally, the accommodation is well laid out and full of character. A spacious living room to the rear provides a warm and inviting setting, centred around a feature fireplace and enjoying views across the garden via patio doors. To the front, accessed from the inner hallway, is a separate dining room, ideal for both everyday family use and formal entertaining.

The fitted kitchen offers a good range of wall and base units with generous work surfaces and pleasant garden views, creating a bright and functional space and an archway leads into the utility/dining area. The ground floor is further enhanced by the presence of a convenient family bathroom, adding to the home's flexible layout.

To the first floor are three well-proportioned bedrooms, complemented by a separate shower room, ideal for busy households.

Externally, the rear garden is a particular highlight-beautifully maintained and thoughtfully landscaped with a generous lawn, mature borders, and a charming patio seating area with a covered pergola, perfect for outdoor dining and entertaining. The garden enjoys a good degree of privacy and offers a peaceful retreat.



Your **Local** Property Experts

01630 653641



TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electric, water and drainage are available with gas fired central heating.

LOCAL AUTHORITY: Newcastle Borough Council, Civic Offices, Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AG Tel: 01782 717717

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.



ACCOMMODATION

FRONT PORCH 10' 11" x 3' 0" (3.33m x 0.91m)
ENTRANCE HALLWAY 12' 7" x 6' 2" (3.84m x 1.88m)
INNER HALLWAY 8' 9" x 2' 10" (2.67m x 0.86m)
LOUNGE 23' 2" x 10' 10" (7.06m x 3.3m)
DINING ROOM 14' 7" x 8' 10" (4.44m x 2.69m)
UTILITY ROOM 8' 4" x 8' 0" (2.54m x 2.44m)
KITCHEN 11' 7" x 8' 0" (3.53m x 2.44m)
GROUND FLOOR BATHROOM 9' 3" x 4' 10" (2.82m x 1.47m)
LANDING AREA 11' 8" x 2' 11" (3.56m x 0.89m)
BEDROOM ONE 16' 10" x 10' 10" (5.13m x 3.3m)
BEDROOM TWO 16' 9" x 9' 3" (5.11m x 2.82m)
BEDROOM THREE 10' 1" x 7' 10" (3.07m x 2.39m)
FAMILY BATHROOM 7' 9" x 6' 0" (2.36m x 1.83m)

DIRECTIONS: Leave Market Drayton on the A53 towards Newcastle under Lyme. Upon entering Loggerheads proceed over the first mini roundabout and take the first turning left at the next mini roundabout into Mucklestone Road. Turn right into Mucklestone Wood Lane then immediately right into Hunters Point and right again into Martindale where the property can be found immediately on the right hand side.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.



Total area: approx. 125.5 sq. metres (1350.9 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.



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! Tel: 01630 653641**

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: 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.