



Helping *you* move



10 Orwell Road, Market Drayton, TF9 3FY

Set on the highly popular Drayton Meadows development, 10 Orwell Road is a beautifully presented Four Bedroom Detached house with an impressive Open Plan Kitchen/Family Room, Home Office and Principal Bedroom with En Suite.

Offers In Region Of
£390,000

Overview

- Modern Four Bedroom Detached Family House
- Beautifully Presented Throughout
- Entrance Hall, Utility, Cloaks W.C
- Generous Lounge, Home Office
- Open Plan Kitchen/Dining/Living Room
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Detached Garage, Driveway Parking for 3 Cars
- Enclosed Rear Garden with Patio
- EPC Rating – B
- Council Tax Band - E



Brief Description

To the ground floor is the Entrance Hall, Cloakroom/WC, Home Office/Snug and a spacious Lounge – with a smart Open Plan Kitchen/Dining/Family Room with integrated appliances and a peninsular breakfast bar and a box bay window with French doors out to the Garden, and the Utility. To the first floor is the Principal Bedroom with En Suite with double shower, three further Double Bedrooms - one currently being used as a media room - and the family Bathroom

The property is set at the end of a small cul-de-sac with only 3 other properties, giving you a good degree of privacy, Driveway Parking for three cars and a Garage, plus an enclosed Garden with a patio entertaining area and plenty of space for a large garden storage shed.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts
01630 653641



Useful Information

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 all main services and gas central heating are available. 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: Shropshire Council
Tel: 0345 678 9002

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: At the Gingerbread roundabout take the first exit left for the A53 and turn left into the Drayton Meadows development and then right on Orwell Road where the property can be identified by our For Sale sign and is located on a private driveway to this property and 2 others.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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.



Key

B Boiler	I/F Fridge/freezer space	td Tumble dryer space
ST Store	wm Washing machine space	↔ Dimension location
CYL Cylinder	dw Dishwasher space	



Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'0" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"

First Floor

Bed 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bed 2	3720 x 3885 mm	12'2" x 12'9"
Bed 3	3329 x 3263 mm	10'11" x 10'8"
Bed 4	3353 x 3112 mm	11'0" x 10'2"
Bath	2124 x 1700 mm	6'11" x 5'7"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. H417-7DS00 / SP 366872



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.