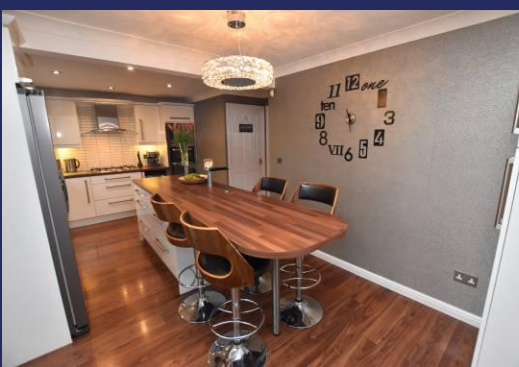




Helping *you* move



## 30 Burntwood View, Loggerheads, Market Drayton, TF9 4GZ

A Beautiful Modern Four Bedroom Detached House - In Popular  
Village Location & WITH NO UPWARD CHAIN!

Asking Price  
**£325,000**

## Overview

- Large Four Bedroom Detached
- In Popular Village Location
- Beautifully Presented Throughout
- Reception Hallway, Cloakroom/wc
- Lounge, Snug, Conservatory
- Impressive Breakfast Kitchen
- Utility Room, Double Garage
- Stunning Far Reaching Views
- Family Bathroom, Master En-Suite
- Front & Rear Gardens, Driveway
- Energy Rating D-68



*This immaculate detached house which is situated on an attractive and sought after estate in the popular village of Loggerheads is an absolute treat for the eyes! The current owners have made sure that every corner both inside and out are presented to an aesthetically pleasing and tasteful standard throughout. On entry to this beautiful home you will be greeted with a light and airy reception hall, a spacious lounge with French doors leading into the large conservatory, snug/family room, a stunning open plan breakfast kitchen, utility room and cloakroom wc. Continuing onto the first floor off the galleried landing area you will find a master bedroom with an unusually large en-suite bathroom complete with a walk-in shower, three further good sized bedrooms and a generous family bathroom. To the front of the property there is a shaped lawn with a hedge border and a range of attractive plants and an ornamental tree. The detached double garage is situated to the side where there is also secure gated access leading to the rear. Here there is a lovely fully enclosed garden which is mainly laid to lawn and also includes a paved seating area which is perfect for outdoor entertaining. Plus with the added advantage of having no upward chain, this highly desirable home is ready to be moved straight into and enjoyed!*

### RECEPTION HALLWAY

14' 0" x 9' 9" (4.27m x 2.97m)

### CLOAKROOM/WC

7' 8" x 2' 11" (2.34m x 0.89m)

### SNUG/FAMILY ROOM

8' 10" x 7' 7" (2.69m x 2.31m)

### BREAKFAST KITCHEN

19' 11" x 12' 9" (6.07m x 3.89m)

### UTILITY ROOM

6' 6" x 6' 4" (1.98m x 1.93m)

### LOUNGE

19' 11" x 11' 6" (6.07m x 3.51m)

### CONSERVATORY

12' 11" x 12' 4" (3.94m x 3.76m)

### MASTER BEDROOM

13' 2" x 10' 0" (4.01m x 3.05m)

### EN-SUITE BATHROOM

10' 0" x 6' 11" (3.05m x 2.11m)

### BEDROOM TWO

12' 1" x 7' 11" (3.68m x 2.41m)

### BEDROOM THREE

11' 11" x 10' 10" (3.63m x 3.3m)

### BEDROOM FOUR

8' 6" x 6' 8" (2.59m x 2.03m)

### FAMILY BATHROOM

9' 9" x 5' 6" (2.97m x 1.68m)

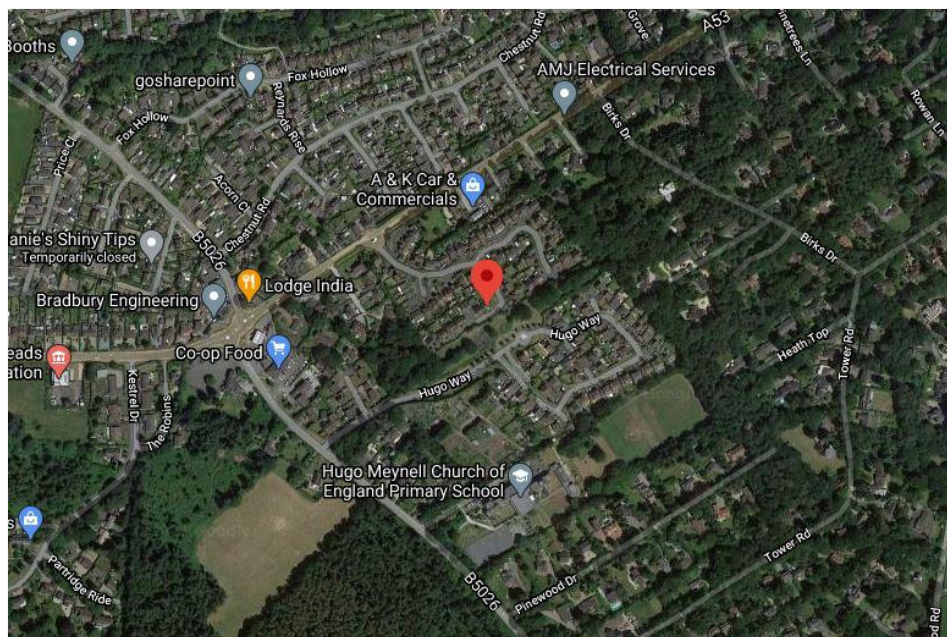




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## LOCATION

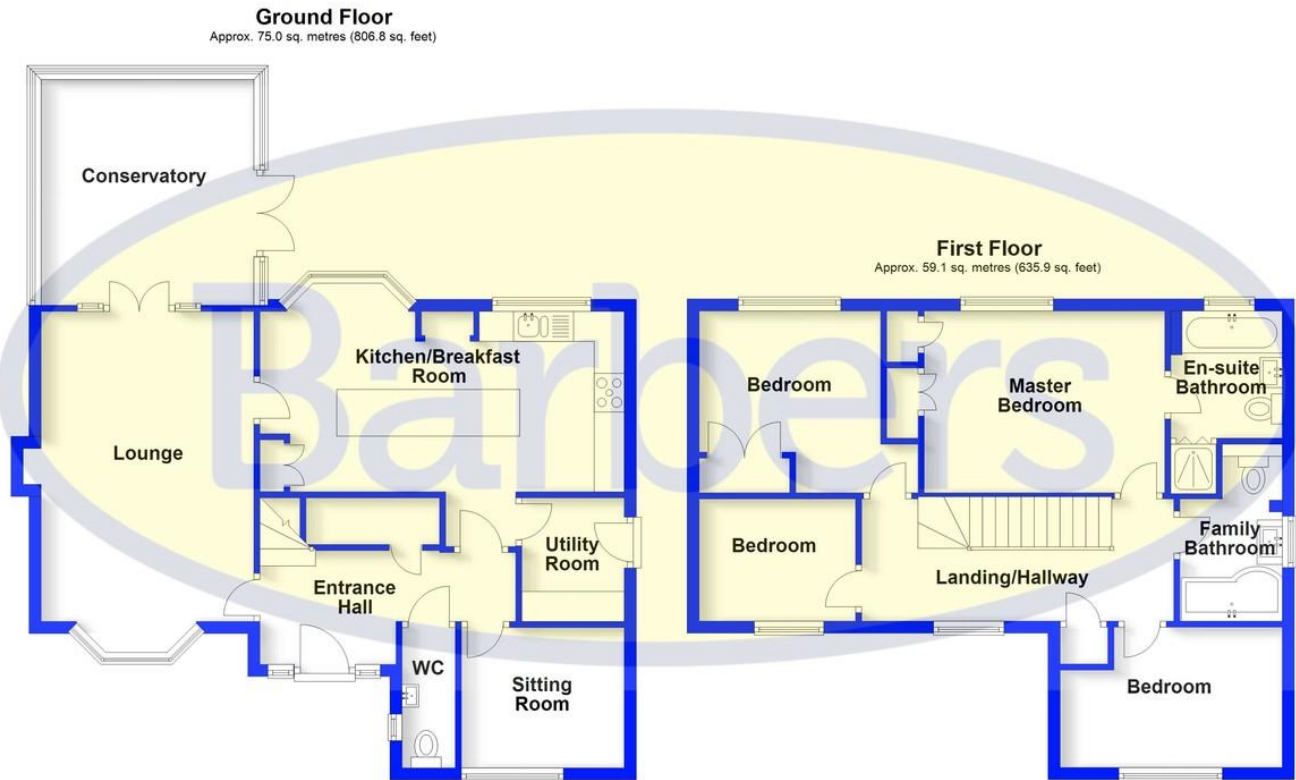
Situated within the popular village of Loggerheads which offers a range of amenities such as convenience store, butchers, post office, hair dressers, library, chemist, a highly regarded primary school, public house and restaurant. Market Drayton, Shrewsbury, Crewe, Stafford, Stoke on Trent and Newcastle-under-Lyme are within commutable distance and offer a more comprehensive range of amenities.



Copyright Google Maps.

## Directions

Leave Market Drayton on the A53 for Newcastle under Lyme. Upon approaching Loggerheads proceed straight over the two mini roundabouts. Turn right onto Burntwood View and follow the road around to the right where you will find the property on the right 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.

## 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.