



107 COUNTRY MEADOWS | MARKET DRAYTON | SHROPSHIRE | TF9 3LP | OIRO £375,000



Wonderfully nestled at the end of a private driveway providing access to just three properties, and overlooking a pleasant green space with mature trees, within easy reach of the traditional town.

The present owners have created an incredibly comfortable and much enhanced family size home. With a recently installed 'wow' kitchen with island & appliances, fantastic contemporary shower room and the benefit of having a home office and in addition a dance studio (former garage) which could easily have many other uses if required.

Overall the marvellous four bedroom detached house briefly comprises; entrance hall, cloaks WC, spacious living room with fireplace and dual aspect, chic & contemporary elegant pale blue coloured kitchen with island & pale Quartz work surfaces, conservatory dining room, office / hobby room (which could be utilised as a laundry room if required, studio / reception room which has many possible uses.

First floor landing, bedroom one, bedroom two, bedroom three, bedroom four, immaculate contemporary shower room. Double width Tarmac driveway to the front with lawned garden & specimen Cherry tree.

Lawned rear garden with entertaining patio. Timber shed. Additional painted shed to side.

UPVC D.G.

Viewing is highly recommended.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF ACCOMMODATION & DELIGHTFUL POSITION WITHIN THE RURAL TOWN





DIRECTIONS

Proceed from the agents Nantwich office along hospital street to the mini roundabout and turn right, passing Morrisons supermarket. At the roundabout turn left into Wellington/Audlem Road (A529), proceeding over the level crossing. Continue for approx. 7 miles to the village of Audlem. At the junction by the church, turn right on Shropshire Street and turn left into Green Lane (signposted Market Drayton). Proceed out of Audlem and continue through the village of Adderley with its 30 mph speed limit & continue to Market Drayton. Take the third exit continuing into the village itself.

At the third mini roundabout turn right into Frogmore Road. Continue & turn right into Country meadows. Continue ahead where a small 'private drive' sign will be observed on the left hand side. Turn left here & the property will be observed at the far end of just the three properties overlooking a 'green area'.

(Should you follow Google SATNAV from Nantwich - having proceeded down the bypass, take the first exit at the 'Muller' roundabout then turn left into Country Meadows and follow the direction thereafter as above).

LOCATION

Market Drayton is a market town and civil parish on the banks of the River Tern in Shropshire, England. It is close to the Cheshire and Staffordshire borders. It is located between the towns of Whitchurch, Wem, Nantwich, Newcastle-under-Lyme, Newport and the city of Stoke on Trent. The town is located on the Shropshire Union Canal. The town has an active arts and cultural scene organised through Drayton Festival Centre (established 1984) and is run by volunteers. Over 30 years it has expanded considerably and includes a cinema, theatre, art gallery and a range of meeting rooms. The Drayton Arts Festival is held every year in October (its 10th anniversary was in 2023).

Market Drayton has always been a hotbed for musical talent producing a number of bands who have progressed on to achieve national acclaim. In 1981 the town boasted the 'second best' school rock band in the country, TSB National School Band runners up, Monovision (Winners were "Mother Hen"). At the same time the local youth club were represented by the Platinum Needles in the NAYC Opportunity Rocks competition final. In early 1981 the Platinum Needles were also featured on the Stoke Musicians Collective album released on Slip Records "Cry Havoc". During the late '70s and early '80s, Market Drayton also boasted one of the only recording studios in Shropshire, Redball Records. Nowadays the town has seen some redevelopment which has created further vibrancy whilst retaining all the charm of the central historic buildings.



With easy road connections providing access to Shropshire, Cheshire & beyond there are favourable attractions close by including 'Ford Hall Organic Farm' & Hawkstone Follies etc. Landmarks in the area include: Pell Wall Hall, Adderley Hall, Buntingsdale Hall, Salisbury Hill, Tyrley Locks on the Shropshire Union Canal and the Thomas Telford designed aqueduct.

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

CLOAKS WC





LIVING ROOM (19'5 max x 18'1)







KITCHEN DINER (11'2 x 18'1)





CONSERVATORY / DINING ROOM (11'6 x 11'2)



OFFICE / HOBBY ROOM (UTILITY ROOM) (9'2 x 7'7)





STUDIO / LEISURE / RECEPTION ROOM (IDEAL OFFICE SPACE)
(17'5 x 7')

FIRST FLOOR LANDING





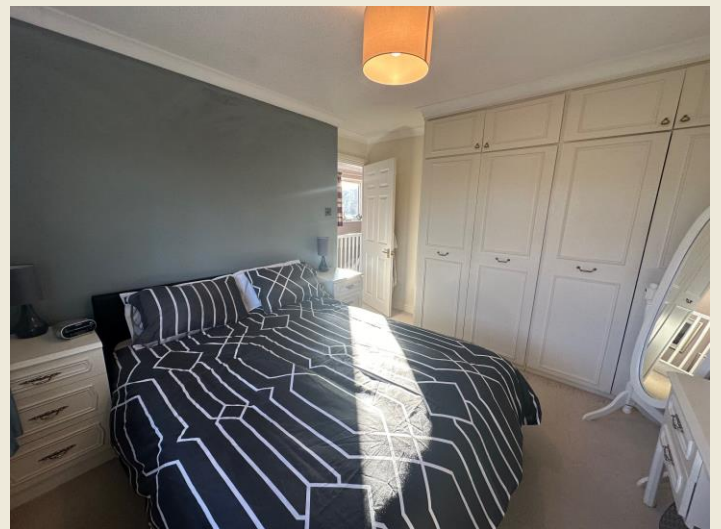
SHOWER ROOM (5'7 x 10'6)





BEDROOM TWO (11'2 x 10'6)

BEDROOM ONE (11'10 x 9'10)





BEDROOM THREE (8'10 x 7'3)

BEDROOM FOUR (8'2 x 7'3)



EXTERIOR

Enjoying a green & leafy spot within the established development of 'Country Meadows', the excellent property features a double width Tarmacadam driveway to the front, lawn & specimen Cherry tree. Side gated access to the pleasant rear garden which is of a manageable size. Lawned with well stocked borders & paved patio there is a timber shed & additional shed to the side of the property. In all the position of the property affords an attractive more open outlook to the side.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, drainage & electricity services are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

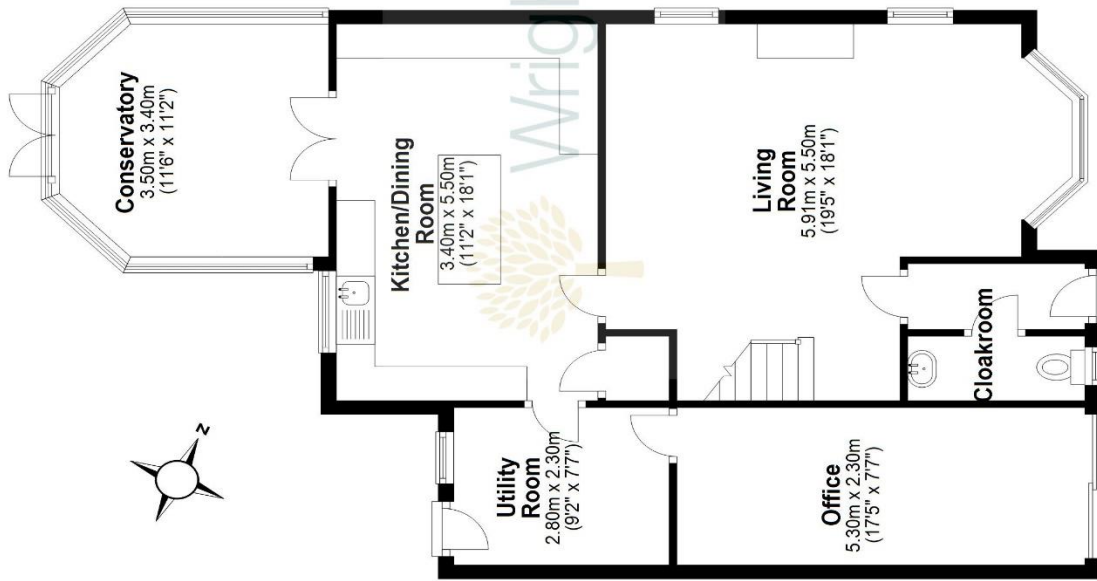
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



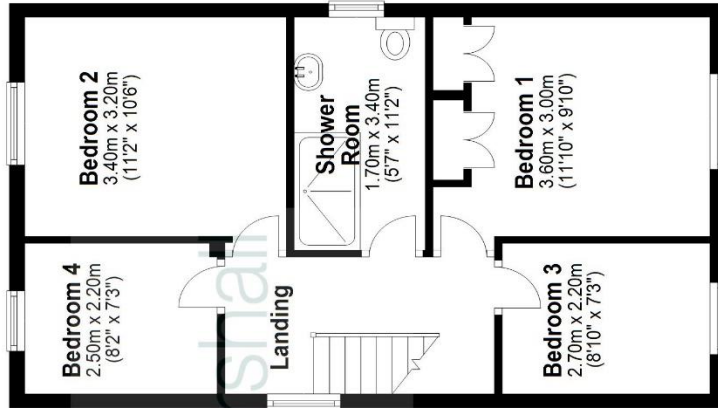
Ground Floor

Approx. 82.0 sq. metres (883.1 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



Total area: approx. 130.3 sq. metres (1402.3 sq. feet)

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