



Kiln Bank Road
Market Drayton

An exclusive development of 2-bedroom
detached bungalows



Welcome to Kiln Bank

Kiln Bank is a beautiful collection of just three high-quality 2-bedroom detached bungalows.

This new development is ideal for couples and downsizers looking for the perfect high-quality new-build bungalow. Located within the historic centre of Market Drayton, the design is modern with a traditional twist to complement the neighbouring properties. Set in a prime location for those who want the benefits of living near the town centre yet craving a peaceful setting.

A small, idyllic development of
2 bedroom homes from just **£274,995**



Kiln Bank Road

Market Drayton



Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements, play areas and public open spaces may change to reflect changes in the planning permission for the development. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Picturesque market town

Market Drayton

Market Drayton is a picturesque market town littered with beautiful architecture and historic character including the iconic Buttercross.

The town benefits from shops selling local produce, a weekly street market and it even has its own brewery! Locally, you'll find everything from supermarkets, banks, organic farm shops, a medical centre, pharmacies, dentists, a library, museum, pubs, restaurants, coffee shops and much more.

There is no shortage for entertainment with the local auditorium just a stone's throw away and an abundance of charming walking routes down the Shropshire Union Canal.

Drive just half an hour to reach the vibrant towns of Telford, Newcastle and Stoke. And J15 of the M6 is less than 30 minutes away.

Contact **Megan James** for more information about the specification included in your new home:
kilnbank@belfordhomes.co.uk or call **01630 500 500**



2-bedroom detached bungalow Plot 1

£274,995



This superior two-bedroom bungalow boasts a high standard specification, thoughtfully designed for modern-day living.

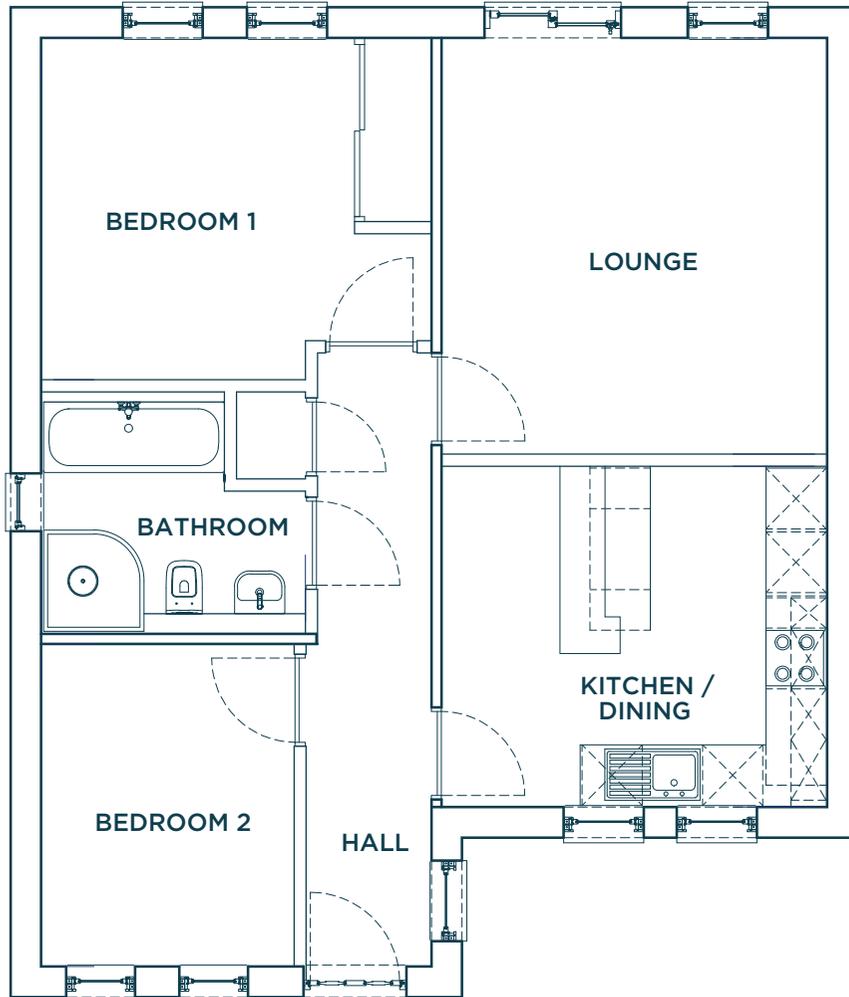
At the heart of the home is a sleek 'handleless' kitchen by Porcelanosa equipped with integrated appliances by Hotpoint and a sink and tap by Blanco. Carefully considered with functionality in mind, the contemporary kitchen includes a Le Mans corner unit, an island with pan drawers, and integrated recycling bins as standard.

There is a beautiful living room complete with a modern inset electric fire and French doors to the rear patio and garden. Accessed from the Hall is a fantastic master bedroom with built-in sliding wardrobes, as standard. Also off the Main Hall is the luxuriously finished bathroom, including a large bath and a shower cubicle. The final room is a good-sized second bedroom.

With a west-facing garden, the property will receive sunshine for longer hours during the afternoon and evening, and with large windows throughout the property, natural light will ooze throughout the rooms. With a large patio area to the rear, you can thoroughly enjoy the summer evenings in this peaceful part of Market Drayton.

There is a front garden with border planting and private parking for two vehicles, via a private access. The rear garden benefits from an 8' x 6' wooden shed, included as standard.

Ground floor



Lounge	13' 5" x 12' 6"	4112mm x 3837mm
Kitchen / Dining	12' 6" x 11' 0"	3837mm x 3365mm
Master Bedroom	12' 7" x 11' 1"	3885mm x 3377mm
Bedroom 2	10' 5" x 8' 3"	3186mm x 2518mm
Bathroom	8' 6" x 7' 8"	2631mm x 2390mm
Hall	19' 8" x 3' 7"	6050mm x 1125mm
Store	2' 8" x 2' 2"	850mm x 685mm

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales advisor for details of the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Check the site plan for plot handing's.

2-bedroom detached bungalow Plots 2 & 3

£279,995



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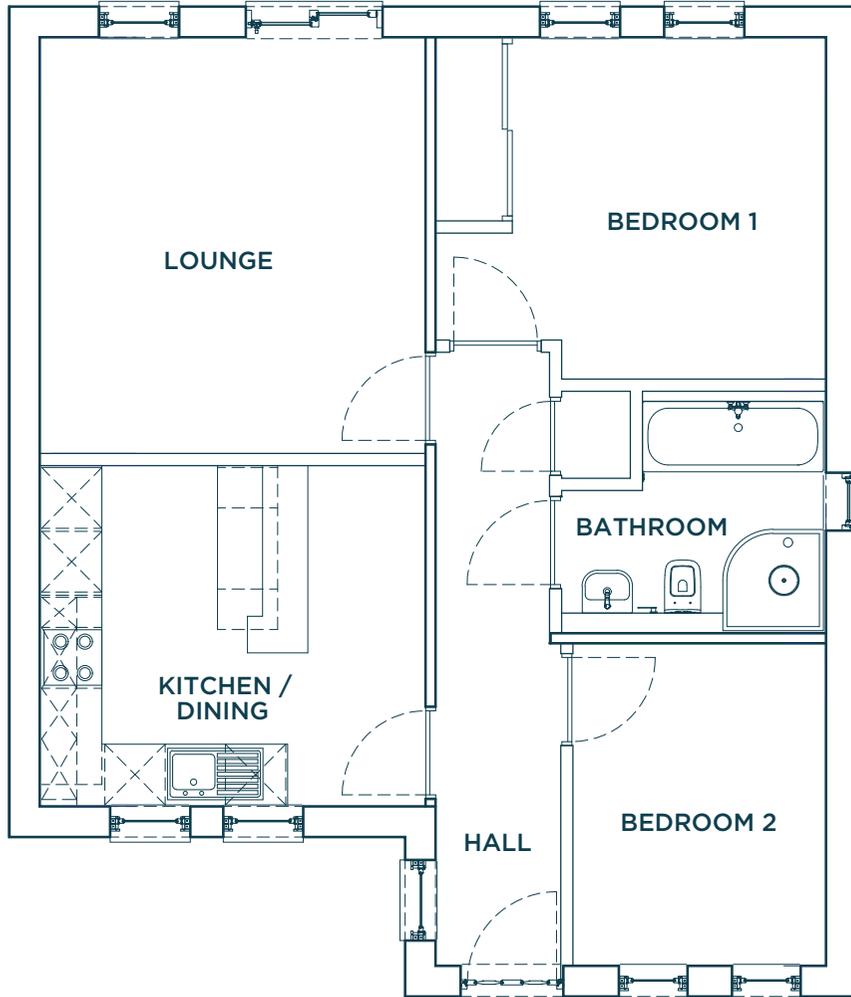
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