



Scotland Road, Dry Drayton, CB23 8BN



## Scotland Road

Dry Drayton,  
CB23 8BN

Sympathetically improved and extended Edwardian semi-detached house occupying a delightful semi-rural position towards the edge of the village and enjoying far reaching views over farmland and countryside. Attractive gardens to front and rear together with off street parking.

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**Guide Price £450,000**





## LOCATION

Dry Drayton is a highly regarded and much sought after village with its own church, primary school, village hall and inn. The property itself is located towards the edge of the village and is so conveniently placed for access to major routes including the A428 and A14.

## FRONT ENTRANCE DOOR

with double glazed stained glass coloured panels and sealed unit double glazed full height windows to side with frosted glass leading to:

## ENTRANCE LOBBY

with a tiled floor and part glazed door to:

## ENTRANCE HALL

with staircase off to first floor, built-in shelved storage cupboard understairs with light, opening to:

## PRINCIPAL RECEPTION ROOM

A wonderful light and spacious living/dining room with a feature Inglenook style fireplace with a woodburning stove set on a slate hearth, attractive feature natural wood style flooring, traditional style radiator, sealed unit double glazed windows to front aspect with wonderful views over farmland in the distance and the front gardens, traditional style wall mounted radiator to the dining room, and a pair of full height sealed unit double glazed doors leading to:

## CONSERVATORY/GARDEN ROOM

with tiled floor, sealed unit double glazed windows to side and rear aspect and a pair of full height sealed unit double glazed doors leading to paved terrace and rear gardens, feature high semi-vaulted ceiling.

## KITCHEN/BREAKFAST ROOM

fitted with an attractive range of units comprising an inset one and a half bowl sink unit with drainer to side and mixer taps, cupboard below, fitted natural wood style work surfaces to either side with space for appliances, further cupboards and drawers below, further fitted base units comprising natural wood style work surfaces with cupboards and drawers below, range of wall storage cupboards, integrated Smeg oven and a 4 point gas hob above with concealed cooker hood, range of attractive ceramic tiled part tiled walls and splashbacks, ceramic tiled floor, radiator, inset ceiling lights, sealed unit double glazed windows to side aspect overlooking the conservatory and to the rear overlooking the terrace and gardens, glazed door to:

## UTILITY ROOM

with fitted worktop with space beneath for appliances and space and plumbing for washing machine, upright broom/storage cupboard, fitted wall storage cupboards, attractive ceramic tiled splashback/part tiled walls, radiator, ceramic tiled floor, sealed unit double glazed windows to side aspect and door leading to paved terrace and rear gardens. Door to:

## CLOAKROOM

with w.c., and small wash hand basin with tiled splashbacks, radiator, ceramic tiled floor.

## ON THE FIRST FLOOR

### L-SHAPED LANDING

with trap door to roof space, radiator, attractive sealed unit double glazed window with stained coloured glass insert which matches the front door design and also enjoys far reaching views over farmland and countryside.

### BEDROOM 1

with double radiator, large walk-in wardrobe with fitted shelves and light, sealed unit double glazed windows to front aspect with glorious views over the front gardens and farmland and countryside beyond.

### BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect with distant views over farmland and countryside.

### BEDROOM 3

with double radiator, two sealed unit double glazed Velux windows and sealed unit double glazed windows to rear aspect with far reaching farmland and countryside views.

## BATHROOM

with a white suite comprising bath with shower attachment and ceramic tiled walls around, wall mounted vertical towel rail/radiator, shower cubicle with glazed shower door and wall mounted shower unit, ceramic tiled walls around, low level w.c., vanity style unit with

wash hand basin and cupboards below, tiled splashbacks, wall mirror, electric shaver socket and extractor fan.

## OUTSIDE

To the front of the property there is a garden area laid to lawn with mature shrubs and hedgerow around and a brick paved pathway which leads to the front door and also extends to the front of the property and leads to a further brick paved pathway and additional garden area to side with mature shrubs and well stocked borders, paved area for bin storage with trellis to either side and a garden storage shed and log store.

To the rear there is a delightful garden area with raised borders, mature shrubs and mainly laid to lawn with a large paved terrace to side. Door from terrace leading to an outside garden store with high semi-vaulted ceiling, extensive fitted shelves and wall mounted Vaillant wall mounted gas fired boiler. Gated access from the garden which leads to an extensive pebblestone area which is shared also by the neighbouring properties and leads to an off street parking area.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - C

Property Type - Semi-Detached House

Property Construction - Brick Elevations Under a Pitched Tile Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1028

Parking - Driveway

### UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

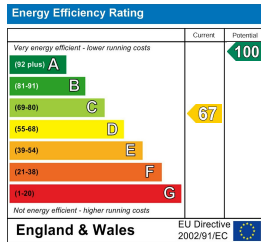
Sewerage - Private sewage managed by Bushel and Company Ltd

Heating - Combi boiler supply hot water and central heating via radiators to all rooms. Log burner in the living area

Broadband - Fibre

Mobile Signal/Coverage - Good





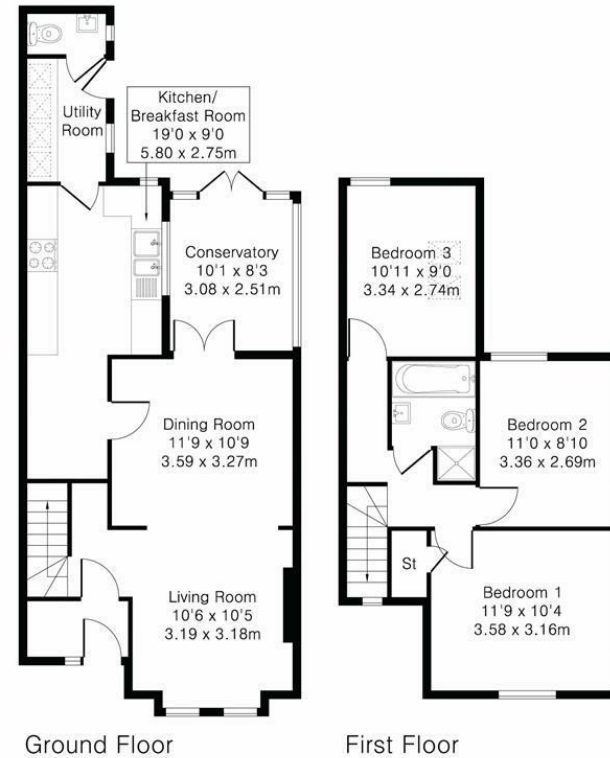
Guide Price £450,000

Tenure - Freehold

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Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1028 sq ft – 96 sq m  
 Ground Floor Area 599 sq ft – 56 sq m  
 First Floor Area 429 sq ft – 40 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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