



Drapers Close, Warmington  
**£425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Village Location
- Extended kitchen/Diner
- Corner plot
- Three bedroom
- Conservatory

The property briefly comprises entrance hall, lounge, study, kitchen/dining area, utility room and conservatory. The property has been well maintained with an extended kitchen/dining area and utility room making it a great area for the whole family. The lounge benefits from a large window facing the garden as well as the cosy reassurance of a fireplace. First floor landing, three good sized bedrooms and four-piece family bathroom. Outside is driveway, garage and enclosed large rear garden.



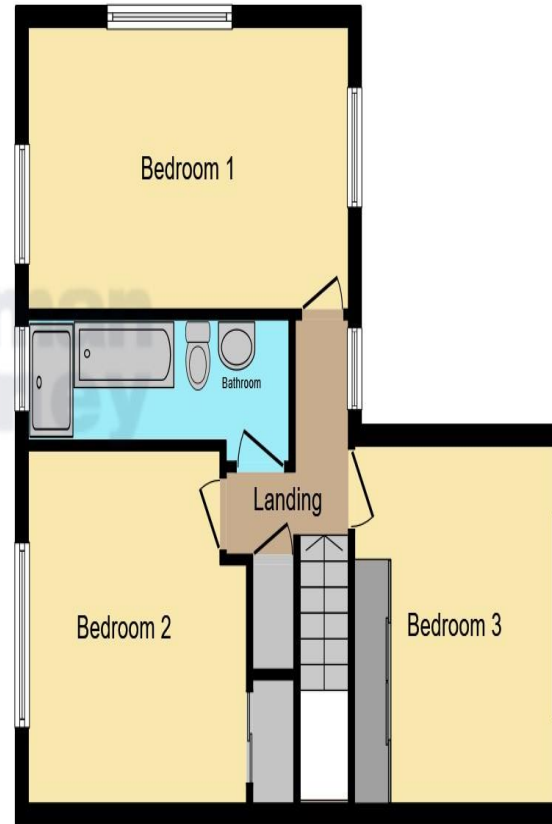


Lounge (21' 02" x 10' 11") 6.40m x 3.08m  
Conservatory (10' 00" x 10' 11") 3.04m x 3.08m  
Kitchen/Dining area (21' 11" x 17' 10") 6.43m x 5.21m  
Utility room (9' 04" x 9' 05") 2.75m x 2.75m  
Study (9' 02" x 7' 11") 2.74m x 2.16m  
Bedroom one (17' 11" x 9' 05") 5.21m x 2.75m  
Bedroom two (11' 10" x 12' 04" plus recess)  
3.38m x 3.66m  
Bedroom three (11' 11" x 9' 08" plus recess)  
3.38m x 2.76m





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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