

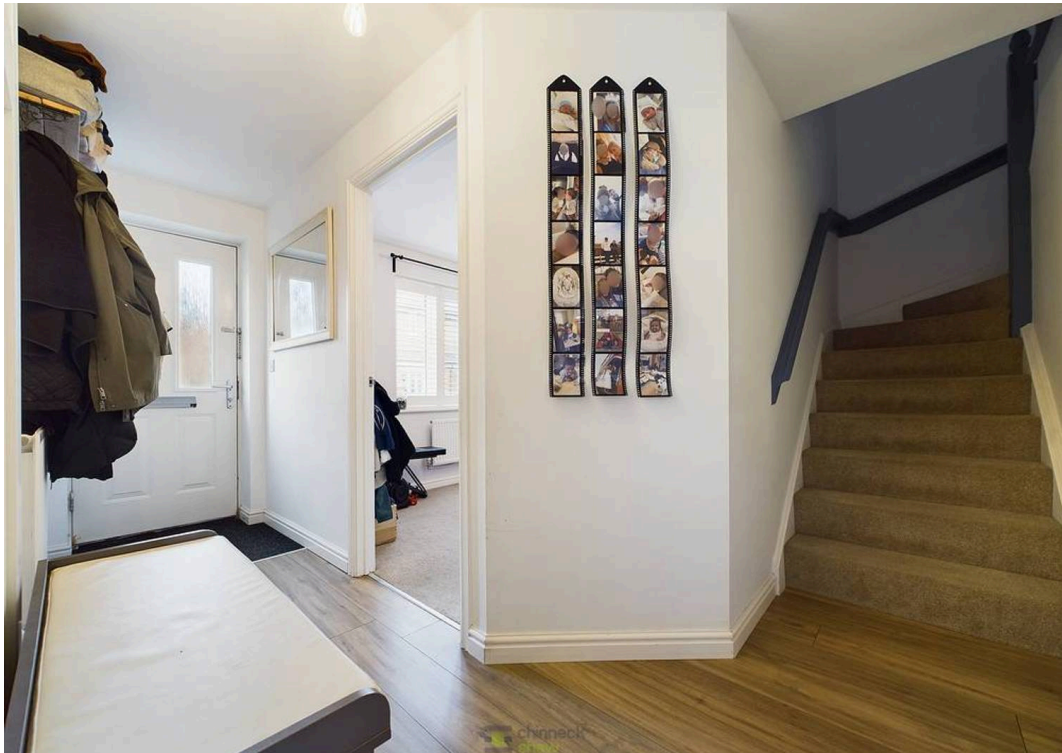


2 Hirst Road, Drayton

Offers in Region of £500,000









## 2 Hirst Road

### Drayton

This stunning four-bedroom detached family home in Drayton features a contemporary, expansive open-plan kitchen, dining and living area, perfect for family gatherings and entertaining. The kitchen is equipped with high-end appliances and ample counter space for culinary enthusiasts. Adjacent to the kitchen, a separate utility area offers additional storage and laundry facilities, leading to a convenient downstairs cloakroom and providing direct access to the spacious garden, ideal for outdoor relaxation and dining.

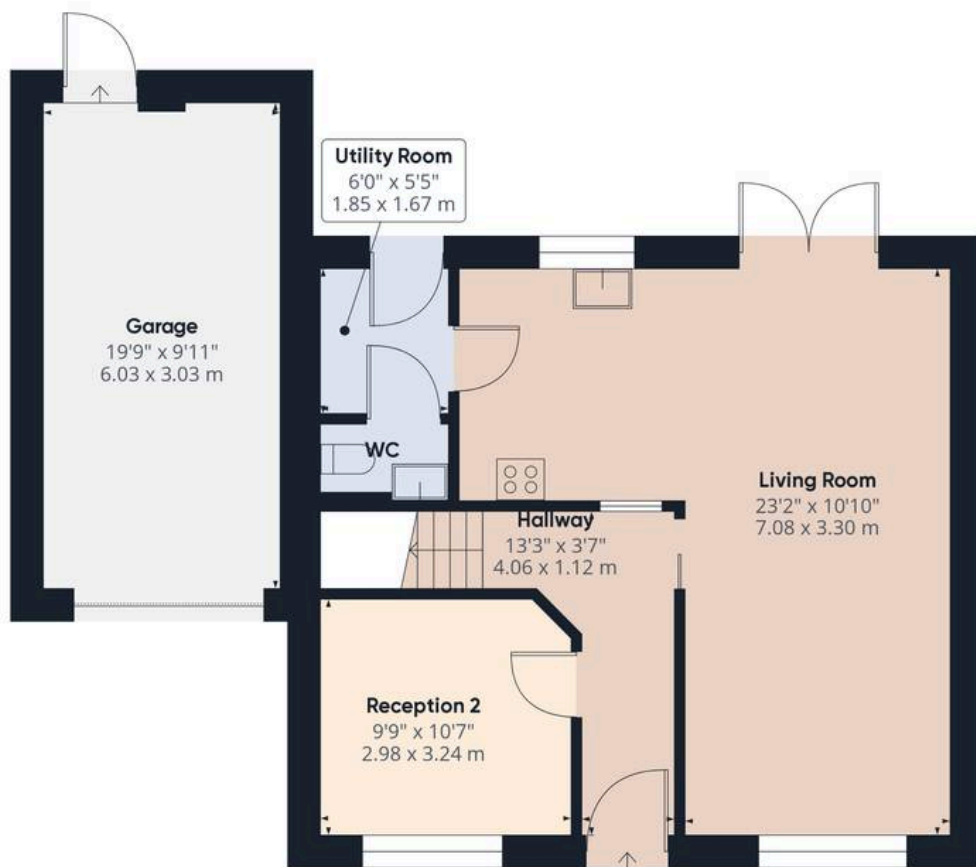
The spacious main bedroom is a private retreat with an ensuite shower room featuring modern fixtures and finishes. The home also includes a well-appointed family bathroom and a dedicated home office, perfect for remote work or study.

With natural light and quality finishes throughout, this property blends style and functionality. Close to amenities, schools, and transport links, it offers an exceptional living experience. Don't miss this opportunity to make this your new family home.

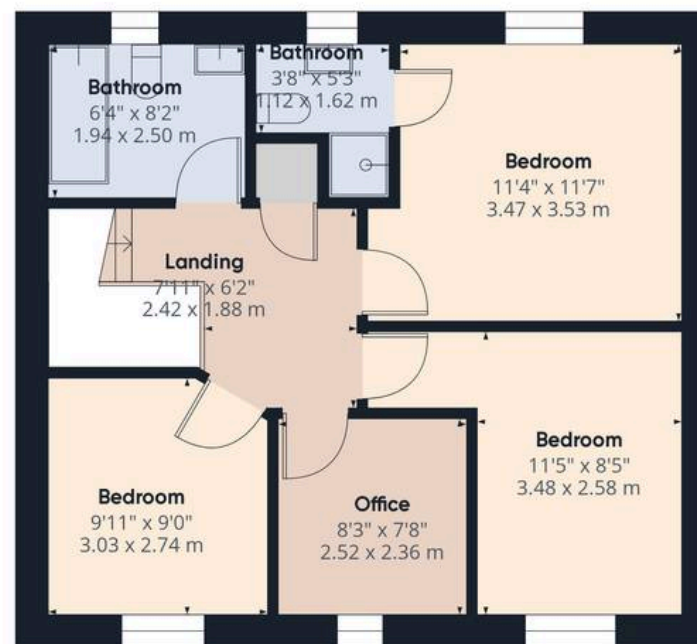
**Material Information** • Tenure: Freehold • Council Tax: Band E • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Garage and drive • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1322.56 ft<sup>2</sup>

122.87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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