





Guide price £375,000

# 14 Kinross Crescent

Drayton, PO6 2NR

- THREE BEDROOMS
- OFF STREET PARKING
- WESTERLY FACING GARDEN
- CLOSE TO DRAYTON PARK
- KITCHEN/DINER
- DETACHED GARAGE
- IMMACULATE THROUGHOUT
- COURT LANE CATCHMENT

Introducing this immaculate three-bedroom 1930s house, completely refurbished to a high standard by the current owners, blending timeless charm with modern luxury. Situated in a desirable location, a stones through from Drayton Park, this beautifully presented home offers a perfect living space for contemporary family life.



As you enter, you are welcomed by a spacious lounge featuring a large bay window to the front elevation, filling the room with natural light. The centrepiece is a cosy log-burning stove, perfect for creating a warm and inviting atmosphere.

The heart of the home is the stunning kitchen/diner, less than a year old and designed with meticulous attention to detail. This space boasts underfloor heating, integrated appliances, and sleek granite work surfaces, offering both functionality and style. The kitchen/diner seamlessly connects to the landscaped, westerly-facing rear garden, making it an ideal setting for indoor-outdoor living and entertaining.

Upstairs, you will find three well-proportioned bedrooms and a large, elegantly appointed bathroom. The bathroom features a luxurious roll-top bath, providing a perfect retreat for relaxation.

The exterior of the property is equally impressive, with off-street parking for two cars and a detached garage offering additional storage and convenience. The westerly-facing rear garden has been thoughtfully landscaped to provide a private and serene outdoor space, perfect for enjoying sunny afternoons and evening gatherings.

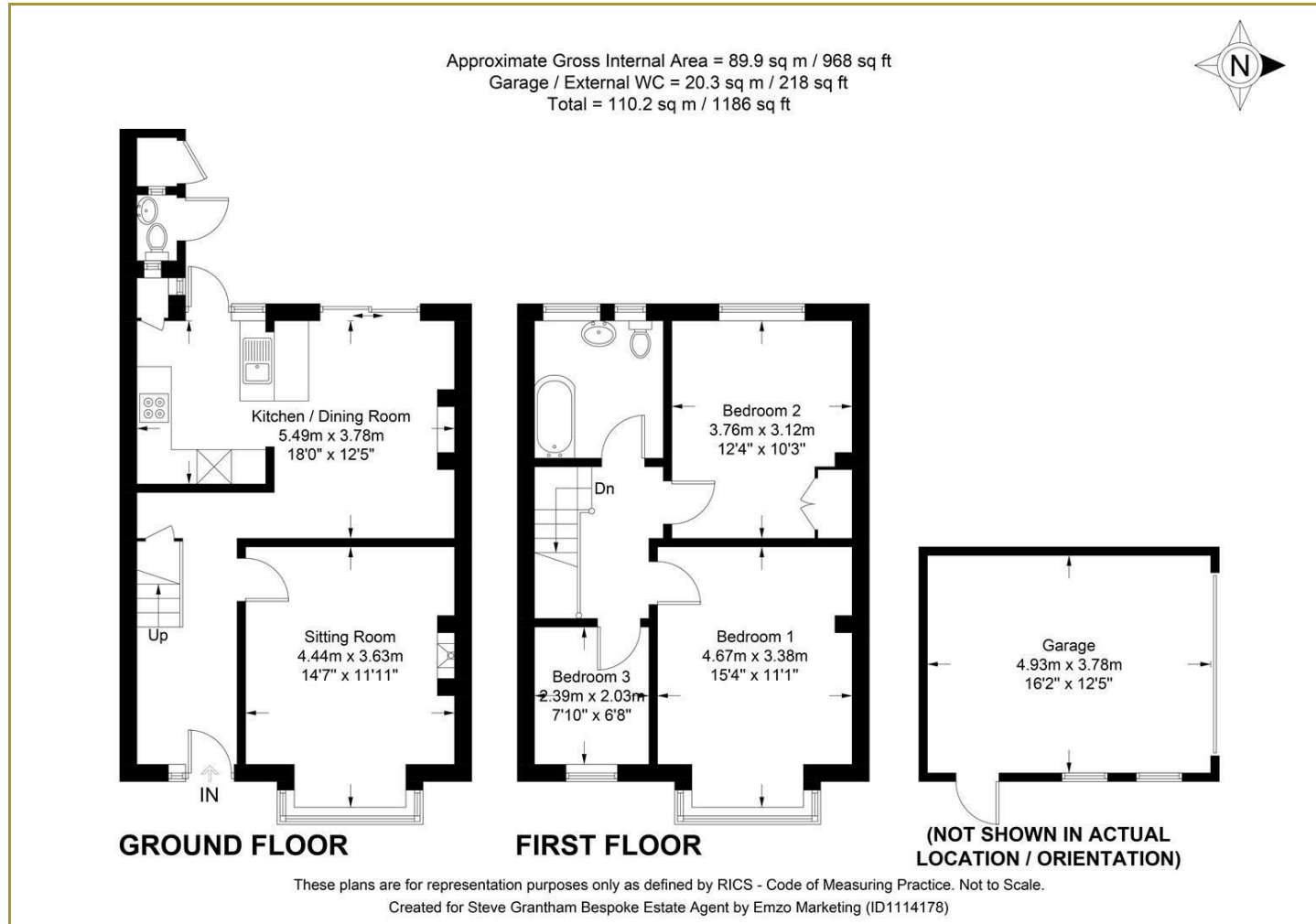
In summary, this impeccably refurbished 1930s house offers a blend of traditional charm and modern comfort. With its stylish kitchen/diner, cosy lounge, beautifully landscaped garden, and pristine condition throughout, this home is ready to welcome its new owners.



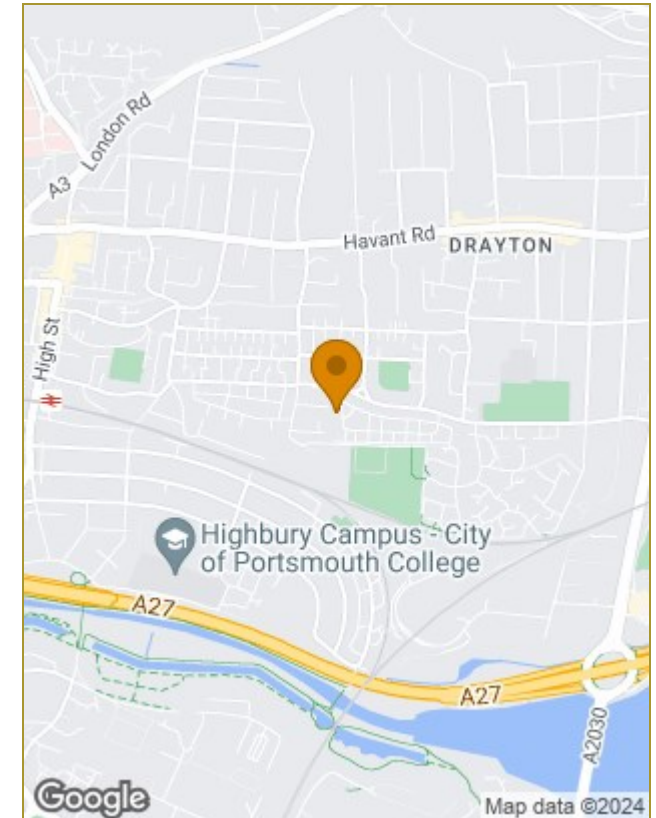




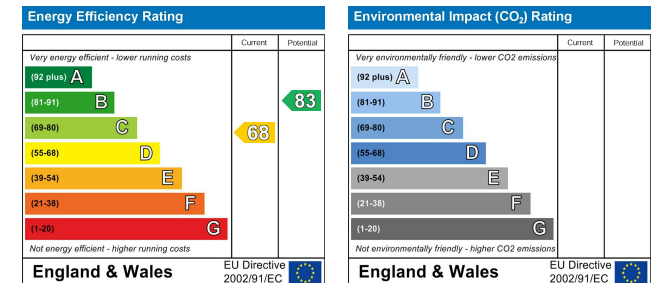
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.