



RE/MAX

PROPERTY HUB



1 Forest Road Cottages Forest Road, Draycott-In-The-Clay, DE6 5HD

Asking price £330,000

This house offers fantastic ground floor space, ideal for entertaining guests or simply relaxing with your loved ones. The property's unique charm is evident throughout, making it a truly special place to call home.

One of the standout features of this property is the stunning field views that can be enjoyed from various rooms, adding a touch of tranquillity to everyday life. Additionally, with parking available for up to four vehicles, convenience is at the forefront of this home.

Don't miss the opportunity to own this beautiful property a unique gem that combines history, comfort, and picturesque surroundings.

Entrance Hall

Allowing access to the lounge and W/C.

Lounge 12'5" x 10'10" (3.80 x 3.31)

A cosy living room with inset log burner, quarry tiles to the floor, stairs to the landing and archway leading to the inner hallway.

Inner Hallway 7'4" x 17'8" (2.24 x 5.40)

A great space that could be used as a play room for children, dining space or anything extra you need in the home!

Kitchen Diner 15'4" x 17'8" (4.68 x 5.40)

A range of full length and under the counter base units, with solid oak worktop. There is a five ring gas hob, 2 x double ovens, dining area French doors leading to the patio area. Fantastic dual aspect views.

Utility Room 20'4" x 4'11" (6.20 x 1.51)

With double doors to both the front and rear of the property, Belfast sink, connections for washing machine and tumble dryer, Oil fired boiler.

Study 16'7" x 9'7" (5.08 x 2.94)

With field views across the rear of the property and door access to the front.

Store 10'10" x 9'10" (3.31 x 3.01)

Accessed from the utility room.

Bedroom One 10'1" x 17'0" (3.08 x 5.19)

With window to the side elevation and built in storage and double shower cubicle.

Bedroom Two 10'11" x 9'9" (3.35 x 2.98)

With window to the side elevation.

Bedroom Three 8'11" x 10'4" (2.74 x 3.15)

With window to the side elevation and built in wardrobe..

Family Bathroom

with freestanding bath, sink and W/C.

Outside

To the front of the property is off road parking for up to four cars, through the gate is a pathway to the property and a lawned area with plants and shrubs.

At the rear is a patio area, with far reaching field views to both the side and rear of the property.

Floor Plan



Ground Floor
Floor area 110.5 m²

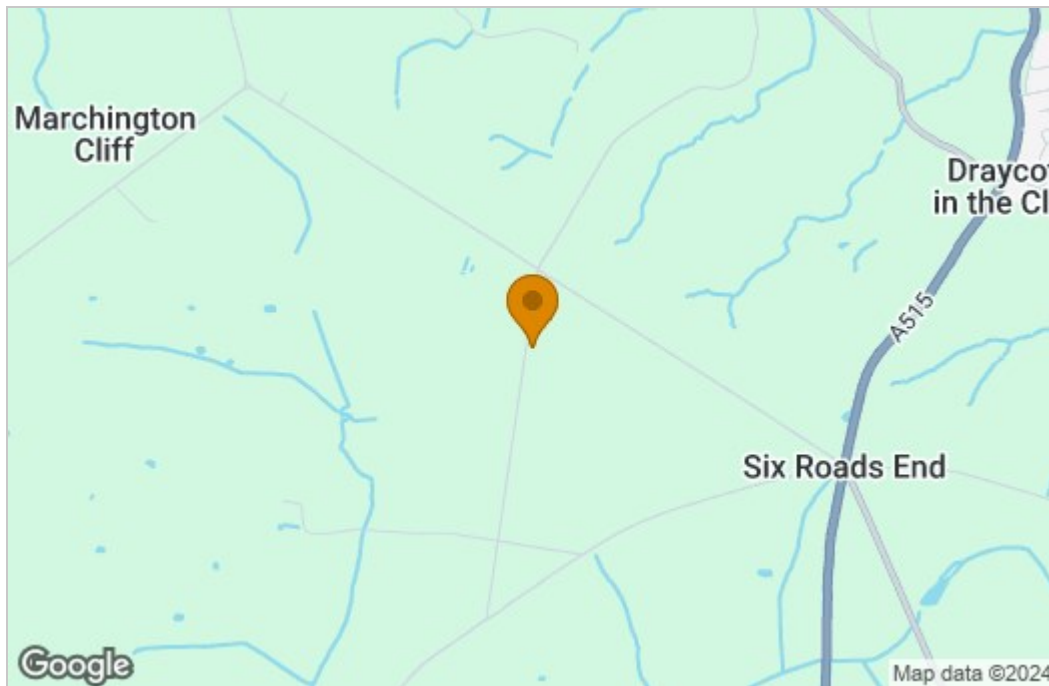
First Floor
Floor area 35.2 m²

Second Floor
Floor area 17.2 m²

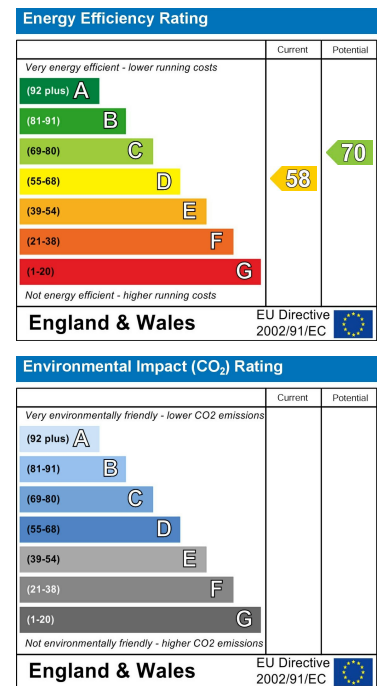
TOTAL: 162.9 m²

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Area Map



Energy Efficiency Graph



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