

FREEHOLD

House - Detached

FRESHWATER WAY, DRAYTON

Price Guide

£325,000

FEATURES

- £325,000 - £335,000
- Detached family home
- Stunning kitchen/dining room
- En suite to bedroom one
- Garage & Driveway
- Three bedrooms
- Extended and modernised
- Garden room
- Landscaped rear garden
- Expansive frontage



3 Bedroom House - Detached located in Drayton

Occupying an enviable position with expansive frontage this delightful three-bedroom detached house offers a perfect blend of modern living and serene outdoor space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, seamlessly connecting to a bright garden room, ideal for relaxation or entertaining guests. The modern kitchen/dining and utility room provide a functional space for culinary pursuits, making it a joy to host family and friends. There is also the convenience of a downstairs cloakroom.

The first floor features three well-proportioned bedrooms, with bedroom one benefiting from an en suite bathroom for added convenience. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

The exterior of the property is equally impressive, with beautifully landscaped gardens that include a porcelain patio area, perfect for al fresco dining, alongside lush lawned gardens adorned with a variety of mature plants, trees, and shrubs. The garden is enclosed by timber fencing, providing privacy and a safe haven for children and pets. Additionally, a timber-framed storage shed offers practical storage solutions, while gated access leads to the driveway and garage.

The front garden is attractively shingled, featuring a hard-standing driveway that accommodates parking for one and a shingled area for further parking. This home is not just a property; it is a sanctuary that combines comfort, style, and functionality in a desirable neighbourhood. Whether you are looking to settle down or invest, this residence is a must-see.

Entrance Hall

Radiator, stairs to first floor, double glazed window to front, door to WC, door to lounge

WC

Low level WC, pedestal wash basin, obscure double glazed window to side

Lounge

15'0" x 10'9"

Fitted carpet, radiator, door to kitchen/ dining room, door to garden room

Garden Room

10'9" x 10'7"

Tiled flooring, radiator, doors to garden

Kitchen/ Dining/ Utility Room

17'5" (max) x 14'9" (max)

Tiled flooring, radiator, double glazed windows to front and rear, door to garden, range of fitted base and wall units with work surfaces over, space for free standing range style cooker, extractor, plumbing and space for washing machine, space for tumble dryer, tiled splash backs, space for fridge freezer, wall mounted gas boiler.

Landing

Fitted carpet, storage cupboard, doors to rooms.

Bedroom One

11'2" x 8'10"

Fitted carpet, radiator, double glazed window to front, door to en suite, fitted wardrobe.





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En suite

Low level W/C, pedestal wash basin, shower cubicle with shower, heated towel rail, tiled splash backs, obscured double glazed window to rear, shaver point.

Bedroom two

10'0" x 7'5"

Fitted carpet, radiator, double glazed window to front, storage cupboard.

Bedroom three

7'8" x 7'7"

Fitted carpet, radiator, double glazed window to rear, storage cupboard/wardrobe.

Bathroom

Low level W/C, vanity sink unit, panelled bath with raindrop effect shower, tiled splash backs, obscured double glazed window to rear, heated towel rail, shaver point.

Outside

Front gardens have shingled borders with a paved walkway.

There is a hard standing driveway leading to the single garage.

The rear garden has been beautifully landscaped and is mainly laid to lawn with a raised porcelain tile seating patio. There is a range of mature plants, trees and shrubs, timber framed storage shed and access into the garage.



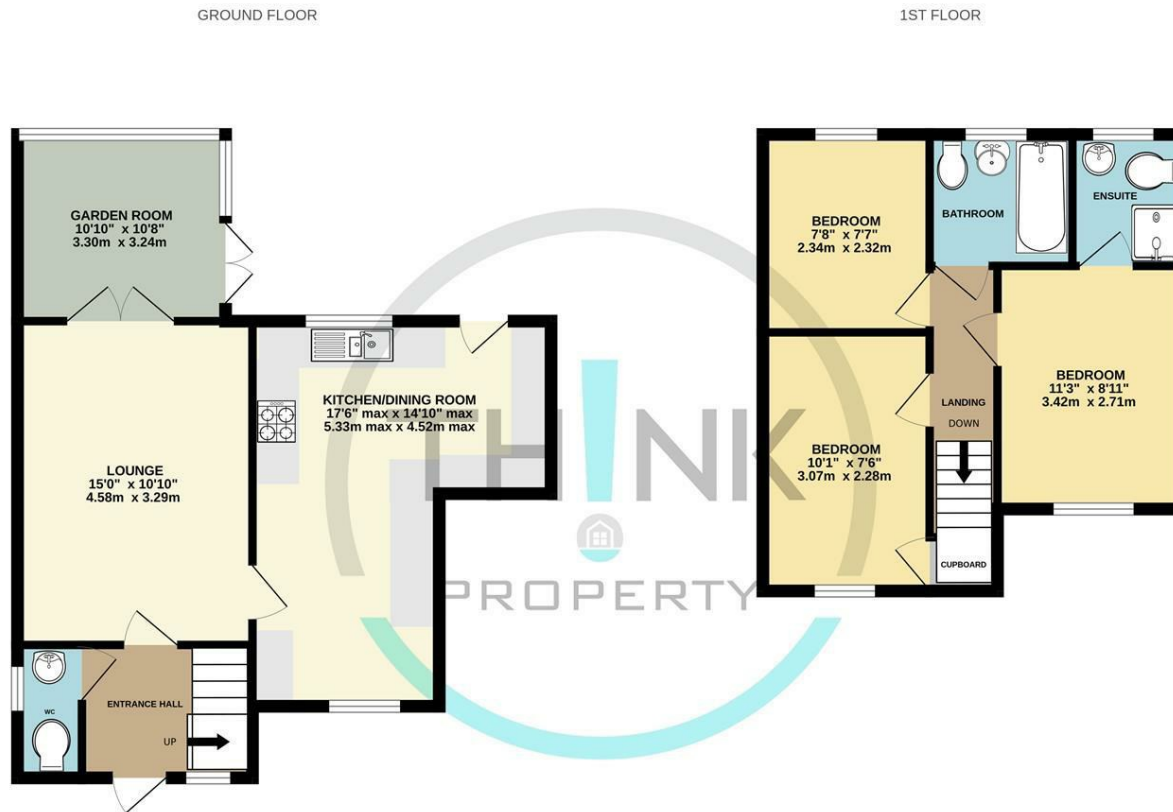
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

