

FREEHOLD



Bungalow - Detached

**11 CRICKET CLOSE,
DRAYTON, NR8 6YA**

Price Guide

£350,000

FEATURES

- £350,000 - £375,000
- Detached Modern Bungalow
- En Suite to Bedroom One
- Private Rear Garden
- Three Bedrooms
- Garage Conversion For Further Bedroom/Reception Room
- Cul de sac Location
- Ample Driveway Space



3 Bedroom Bungalow - Detached located in Drayton

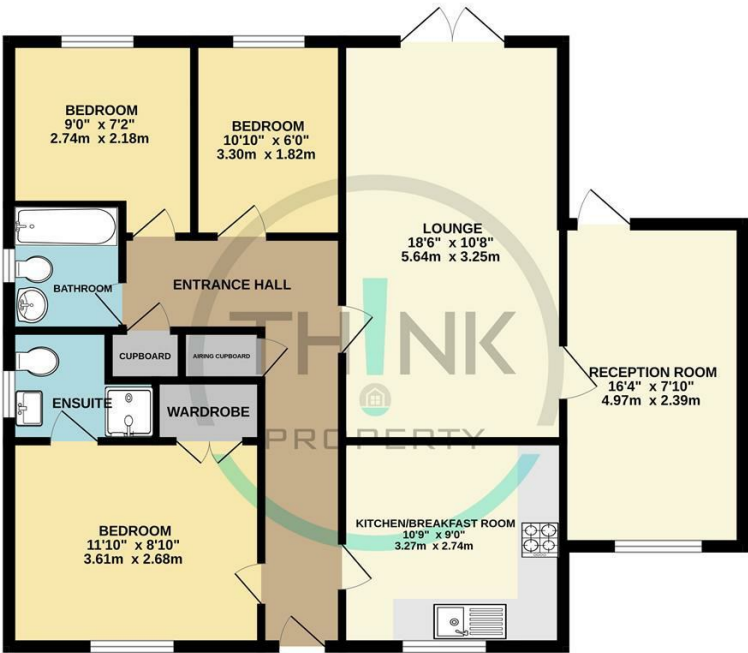
**** £350,000 - £375,000 **** Located in the tranquil cul-de-sac of Cricket Close, this stunning three-bedroom detached bungalow offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a modern kitchen/breakfast room. The lounge provides a cosy space to relax, while the garage conversion presents a versatile area that can serve as an additional reception room, bedroom or a home office, depending on your needs.

The property boasts three well-proportioned bedrooms, with the main bedroom featuring an en suite for added convenience. A family bathroom serves the other two bedrooms, ensuring ample facilities for all residents.

Outside, the bungalow is complemented by a driveway that accommodates parking for up to three vehicles, making it convenient for families or guests. The enclosed rear garden is designed for low maintenance, featuring a hard-standing patio perfect for outdoor dining and a variety of mature plants, trees, and shrubs that enhance the natural beauty of the space. Timber fencing provides privacy, while a timber-framed storage area offers practical solutions for garden tools and equipment.

This delightful bungalow is not only a wonderful family home but also a peaceful retreat, making it an ideal choice for those seeking a serene lifestyle in a desirable location. With its modern amenities and charming surroundings, this property is sure to impress.

GROUND FLOOR



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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Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

