

CURRAN  
BIRDS  
+ GO

48, DE6  
£395,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**SPACIOUS FAMILY HOME WITH STUNNING GARDEN & COUNTRYSIDE VIEWS** – This well-proportioned detached residence offers a comfortable and versatile setting suited to modern living, positioned within a quiet cul-de-sac and enjoying far-reaching views across open fields.

A particular highlight is the impressive garden, featuring generous patio areas, a natural stream, and an additional enclosed paddock to the rear, creating a distinctive and highly usable outdoor space. Inside, the layout provides well-balanced reception areas, a well-equipped kitchen, and a dedicated study. Four bedrooms, including a principal suite, are complemented by a substantial 12 metre tandem garage and ample parking, enhancing both practicality and appeal.









#### The Detail

Accessed via a UPVC entrance door, the hallway provides a practical and welcoming introduction, featuring laminate flooring, built-in storage cupboards, and access to a ground floor WC. The kitchen is fitted with roll-edge work surfaces, an electric oven and hob, integrated dishwasher, and tiled flooring, complemented by a breakfast bar for informal dining. A separate utility room to the front offers additional appliance space and further convenience.

The dining room enjoys a pleasant outlook across the garden and open fields beyond, creating an ideal setting for entertaining, while the spacious lounge is centred around a feature fireplace and benefits from sliding patio doors opening directly onto the garden. A front-facing study provides a quiet and well-proportioned space, well suited to home working.

To the first floor, the landing incorporates an airing cupboard with fitted shelving, offering useful storage. The principal bedroom is positioned to the front and includes built-in wardrobes, a walk-in storage cupboard, and an en suite fitted with a walk-in rainfall shower, vanity unit, and WC. A further front-facing double bedroom also benefits from fitted wardrobes, while two additional bedrooms to the rear enjoy views across the landscaped garden and surrounding fields, one of which includes built-in storage. The family bathroom is fitted with a bath and rainfall shower over, washbasin, and WC.

Externally, the garden has been thoughtfully arranged to create a varied and highly usable outdoor space, with patio areas ideal for seating and entertaining, a lawned section with mature planting and trees, and a stream running through the grounds. An additional enclosed paddock area to the rear enhances the overall sense of space and flexibility. To the front, a block-paved driveway provides ample parking and leads to a substantial 12 metre tandem garage, offering excellent storage, workshop potential, or scope for conversion into additional living space or a studio, subject to the necessary permissions.









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## The Location

Set within the village of Draycott in the Clay, this setting offers a quieter pace of life supported by a welcoming community atmosphere. The village is characterised by its residential feel, with well-regarded spots such as The Swan Inn and The Boars Head Hotel providing relaxed places to dine and socialise, alongside a village hall and local church.

Surrounded by open countryside, the area lends itself to scenic walks and outdoor enjoyment. For those commuting, there are convenient road links connecting to nearby towns and wider networks, with straightforward access to major employers including JCB. The location strikes a considered balance between rural surroundings and everyday accessibility.



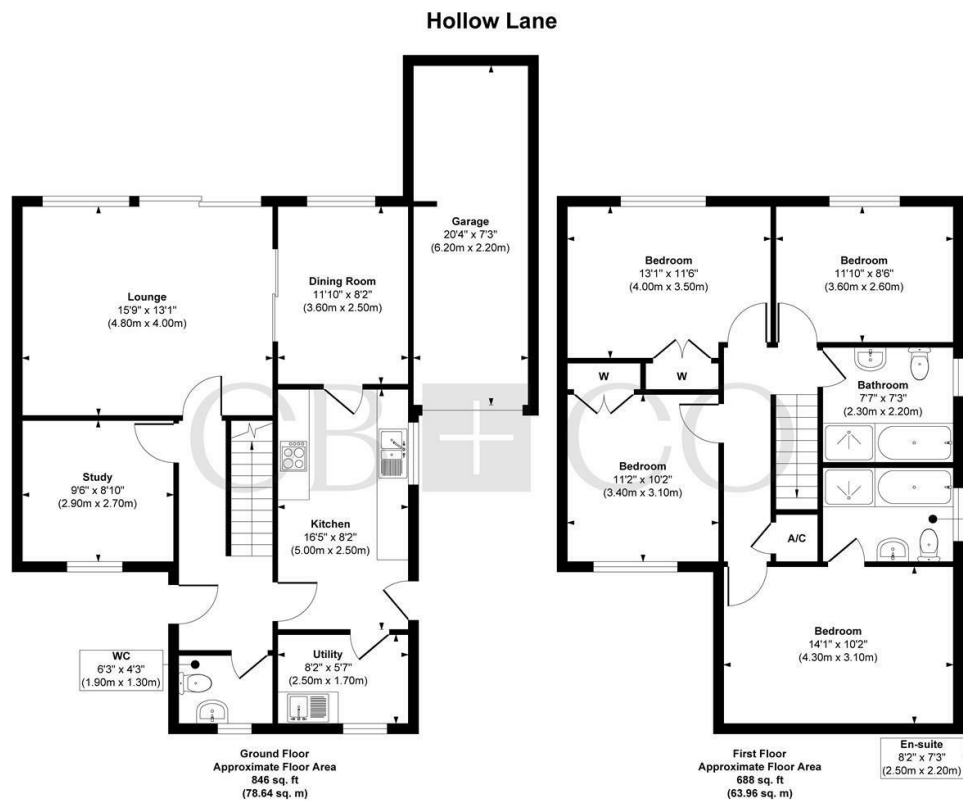












**Approx. Gross Internal Floor Area 1534 sq. ft / 142.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Spacious Detached Family Home
- Four Well Proportioned Double Bedrooms
- Stunning Countryside Views
- Lounge And Dining Room Overlooking The Garden
- Dedicated Study Ideal For Home Working
- Utility/Laundry Room, Downstairs WC
- Large Landscaped Garden, Feature Stream
- Additional Paddock/Garden Area
- 12 Metre Tandem Garage
- Cul-De-Sac Location

### Size

Approx 1534.00 sq ft

### Energy Performance Certificate (EPC)

### Rating

### Council Tax Band

E



# CURRAN BIRDS + CO

Let's *Talk*

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