



**Draycote Close - A detached home close to local schools and shops**

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Offers Over  
**£240,000**

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

A home with room for everyday life, and a little extra space when you need it.

Set near the top of a cul-de-sac, close to local shops and schools, this well-proportioned home offers the kind of practical, flexible layout that makes everyday living that little bit easier.

Step inside and the entrance hall provides a welcoming introduction before leading through to the main living spaces.

The generous lounge is somewhere you can properly switch off at the end of the day. Bright and comfortable, there's plenty of room for everyone to find their favourite spot on the sofa, whether it's a quiet evening in or a house full of family and friends.

From here, the accommodation flows into the dedicated dining area. Sunday lunch, midweek dinners, homework spread across the table or friends staying for another drink, it's a space that can quickly become part of the rhythm of everyday life.

The kitchen sits conveniently alongside, offering plenty of workspace and storage while keeping everything within easy reach.

Then there's the conservatory, adding that valuable extra room that can make such a difference. Looking out across the garden and filled with natural light, it could become a relaxed second sitting area, playroom, home office or simply somewhere to enjoy your morning coffee with the doors open on a sunny day.

A ground-floor cloakroom adds another useful practical touch.

Upstairs, the home continues to offer plenty of flexibility, with well-proportioned bedrooms providing space for family life to evolve. Bedrooms can remain bedrooms, of course, but there's also the freedom to create a nursery, dressing room or dedicated home-working space as your needs change.

A family bathroom completes the first floor.

What makes this home appealing isn't one flashy feature, it's how easily all the spaces work together. Separate places to relax and eat, an additional conservatory and bedrooms that give you flexibility upstairs create a home that can comfortably adapt around its next owners.

Move in, put your own stamp on it and make each space work exactly the way you want it to.

**Tenure:** Freehold

**Property Type:** Detached House

- Detached House
- Three Bedrooms
- Private Rear Garden
- Well Presented Throughout
- Close to Local Shops and School
- Ideal First or Family Home
- Gas Central Heating
- Garage and Off-road Parking
- Versatile Living Accommodation
- Set within Cul-de-sac

#### Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

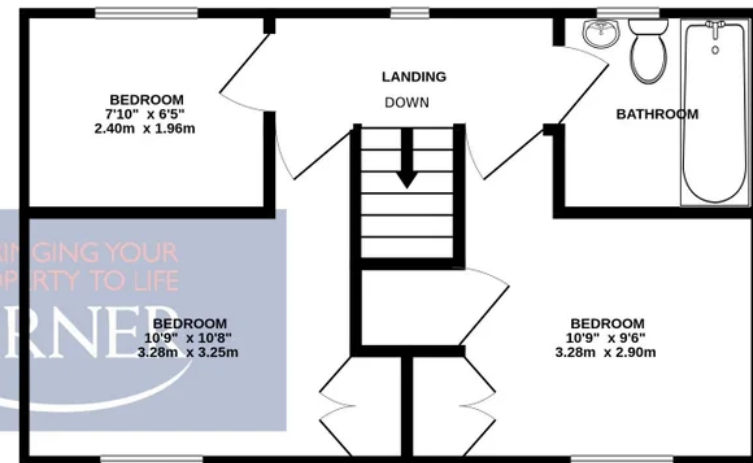
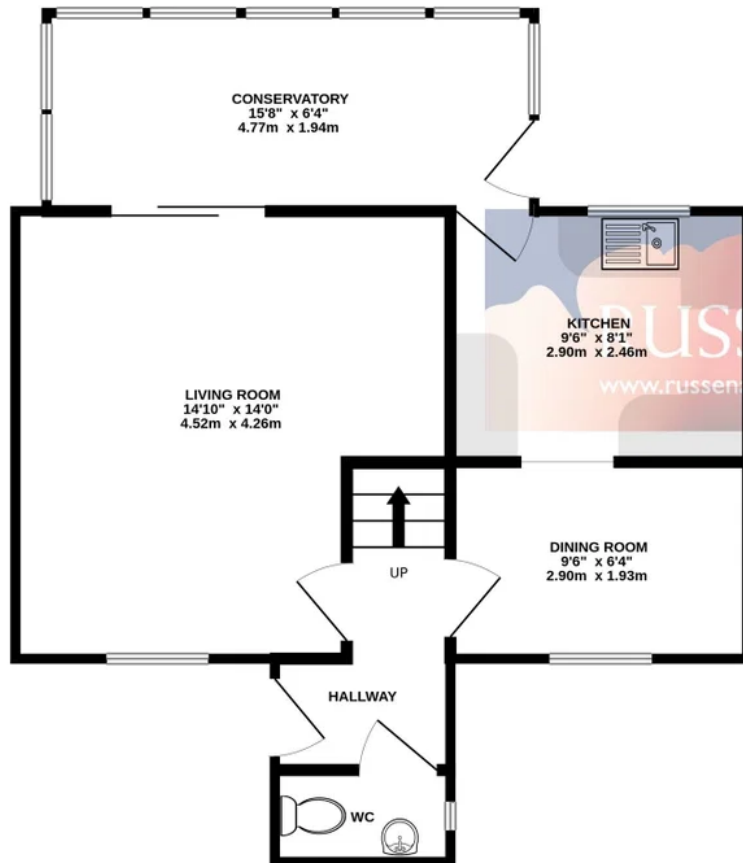
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GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

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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