

DRAYTON COURT, WOODLOES PARK CV34 5RG



**AN EXTENDED AND MODERN SEMI-DETACHED HOUSE ON WOODLOES PARK,
BENEFITING FROM DOUBLE GLAZING AND GAS CENTRAL HEATING.**

- Open Plan Living/Dining/Kitchen
 - Conservatory
 - Three Bedrooms
- Driveway Parking & Gardens
 - Garage & Utility Area
 - Available: Immediately
 - Restrictions: No smoking.
 - Current EPC Rating: 71 (C)

An extended and modern semi-detached house on Woodloes Park, benefiting from double glazing, gas central heating, open plan living area, large conservatory, two double bedrooms, one single bedroom, driveway parking and a single garage.

Ideal family home or suitable for two sharers. Internal viewing highly recommended to appreciate the modern lay out of the house on offer.

Accommodation in full:

Entrance to the UPVC obscure glazed door which leads into the Entrance Hall.

Entrance Hall

With wooden laminate to floor, neutral decor walls and ceiling, white UPVC obscure glazed window glass panel to side elevation, light point to ceiling, gas central heating radiator with cover, stairs leading to First Floor Landing and part glazed door gives access into the Main Living Area.

Living/Dining/Kitchen Area 24'8" x 15'0" (7.539m x 4.577m)

Living/Dining Area

Newly carpeted to floor, recently redecorated with neutral décor walls and ceiling, white UPVC double glazed window to front elevation, white UPVC double glazed single door to rear elevation giving access into the conservatory, two light points to ceiling, two gas central heating radiators, various electric sockets, TV point, phone point, door giving access into Conservatory and an open area leading into the Kitchen

Kitchen

With laminate wooden flooring, neutral decor walls and ceiling, white UPVC double glazed window to rear elevation, light point to ceiling and under cupboard lights and gas central heating radiator. Kitchen is fitted with a range of wall and base units in wood frontages and brush chrome handles, black granite effect work surface, built-in black one and a half bowl sink with matching drainer and chrome hot and cold mixer tap, built-in double electric oven with built-in gas hob with extractor above, under counter fridge, full size dishwasher, breakfast bar with three stools and from the kitchen wooden door which houses ladder style storage, doorway into garage where there is a freezer, washing machine, tumble dryer and the gas central heating boiler is also housed in here.

Conservatory 14'0" x 11'0" (4.292m x 3.366m)

Wooden flooring, white UPVC double glazed panelling and opening windows, white UPVC double glazed double doors to side elevation, fitted blinds to all windows, doors and to the white UPVC ceiling, light point to ceiling, light point to wall, electric socket, TV extension and electric heater to wall.

First Floor Landing

White UPVC obscure glazed window to side elevation, electric socket, loft access, smoke decter, light point to ceiling, airing cupboard storage with gas central heating radiator and slatted shelving and white painted wooden doors leads to all rooms.

Bedroom One 12'3" x 8'10" (3.755m x 2.715m)

Carpeted to floor, neutral decor walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator, light point to ceiling, fitted with a range of blanket storage cupboard and triple wardrobe providing useful storage, lighting also above bed position, TV point, electric sockets, TV bracket to wall and phone point.

Bedroom Two 8'9" x 12'2" (2.668m x 3.729m)

Carpeted to floor, neutral decor walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator, light point to ceiling, fitted units to comprise single wardrobe, double wardrobe and fitted shelving and electric sockets.

Bedroom Three 5'10" x 8'11" (1.801m x 2.729m)

Carpeted to floor, neutral decor walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator, light point to ceiling, fitted storage comprising double wardrobe and blanket storage above and electric socket.

Bathroom 6'5" x 5'9" (1.972m x 1.773)

Modern tiles to floor and walls are tiled to full height in white tiles, white UPVC obscure glazed window to rear elevation, chrome heated towel rail, light point to ceiling. Bathroom is fitted with a white suite to comprise low level WC, fitted sink with chrome hot and cold mixer tap, bath with white wood effect bath panel, chrome hot and cold mixer tap set in a middle position, Mira electric shower with quarter glass shower screen and towel rail and curtain over, mirrored corner unit and large frameless mirror to wall.

To The Front

A brick driveway providing off road parking, single garage with up and over door.

To The Rear

A modern low maintenance landscaped garden to comprise decked area for alfresco dining, raised decked area with led lights fitted, circular astro turfed area, raised pebble bed with modern granite sculptor, further pebbled bed with fire pit fitted and various outside lights.

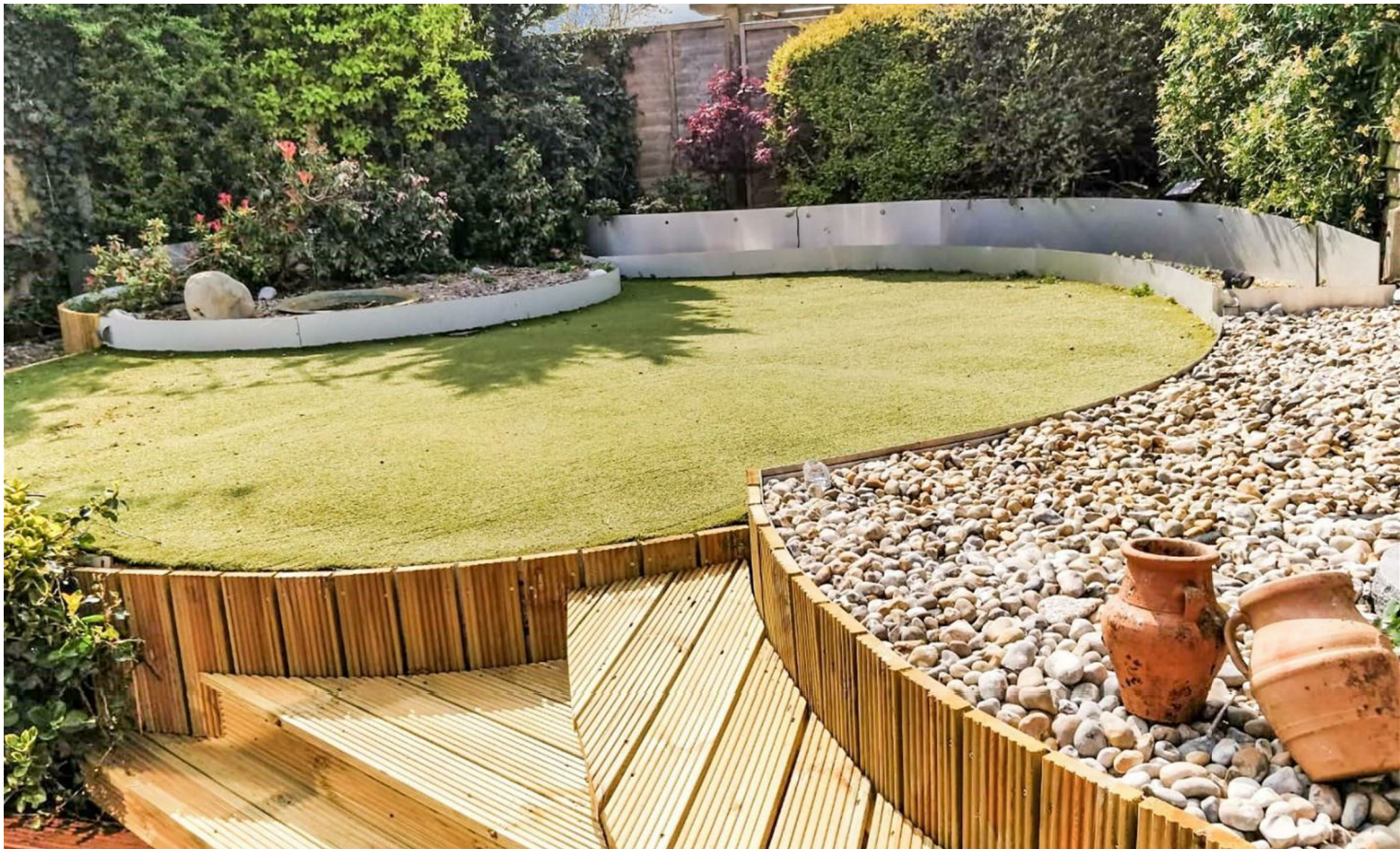
Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, not do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. this is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up.



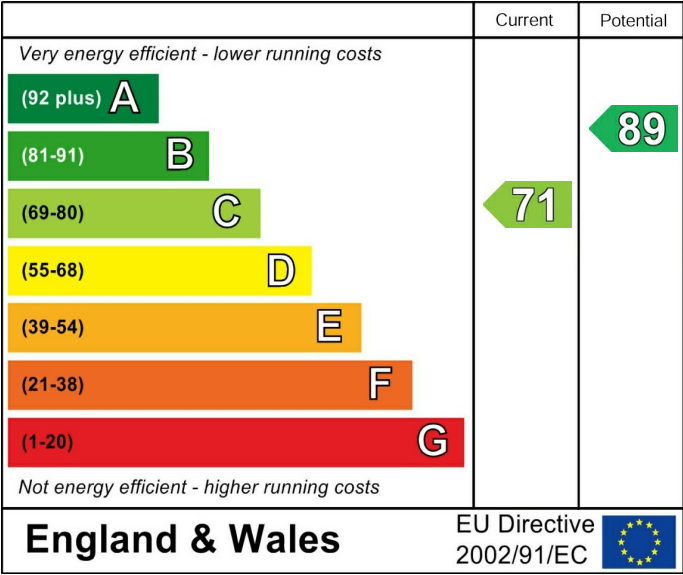






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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

