



# The Draycote

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## 3 bedroom home

The Draycote home has a wonderfully classic look. Inside you'll find an inviting lounge leading to an open plan dining kitchen with French doors leading out onto the garden, it's a light, bright, comfortable space, whether you're cooking for the family or hosting friends. A useful cloakroom finishes off the ground floor.

To the first floor is a principal bedroom with built-in wardrobe and en-suite, as well as two further bedrooms and an attractive modern bathroom.



## Features

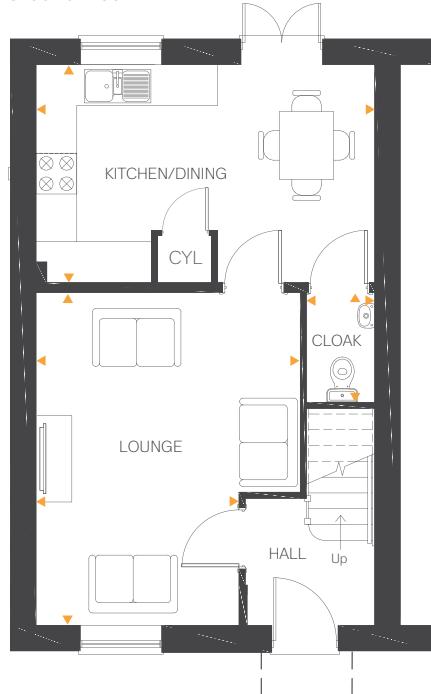
- *Inviting lounge*
- *Open plan dining kitchen with French doors to garden*
- *Downstairs cloakroom*
- *Principal bedroom with built-in wardrobe & en-suite*
- *High quality Smeg kitchen appliances*
- *Hive smart heating system*
- *Fully turfed rear garden*

## Room Dimensions

### Ground Floor

Lounge	16'11" x 12'11" (max) 9'4" (min)	5.18m x 3.95m (max) 2.87m (min)
Kitchen/Dining	16'3" x 9'6"	4.97m x 2.90m
Cloakroom	5'3" x 3'0"	1.62m x 0.93m

### Ground Floor



### First Floor

Bedroom 1	10'3" x 10'0"	3.13m x 3.05m
En-suite	8'6" x 5'11"	2.61m x 1.82m
Bedroom 2	9'8" x 9'3"	2.97m x 2.83m
Bedroom 3	9'3" x 6'3"	2.83m x 1.91m
Bathroom	6'9" x 6'3"	2.07m x 1.91m

### First Floor

