



# 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 double built-in wardrobes, two further bedrooms and an attractive modern bathroom.



## Features

- *Inviting lounge*
- *Open plan dining kitchen with French doors to garden*
- *Downstairs cloakroom*
- *Spacious principal bedroom with double built-in wardrobes*
- *High quality Smeg kitchen appliances*
- *Hive smart heating system*
- *Fully turfed rear garden*

## Room Dimensions

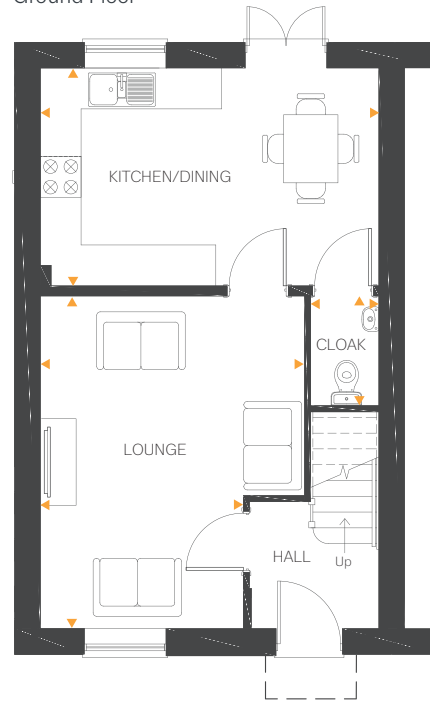
### Ground Floor

Lounge	16'11" x 12'8" (max) 9'9" (min)	5.18m x 3.88m (max) 2.98m (min)
Kitchen/Dining	16'3" x 9'6"	4.97m x 2.90m
Cloakroom	5'3" x 3'1"	1.62m x 0.96m

### First Floor

Bedroom 1	16'3" (max) x 13'3" (max) 10'6" (min) 10'3" (min)	4.97m (max) x 4.04m (max) 3.21m (min) 3.13m (min)
Bedroom 2	9'8" (max) x 9'3" 8'1" (min)	2.97m (max) x 2.83m 2.47m (min)
Bedroom 3	9'3" x 7'10" (max) 6'3" (min)	2.83m x 2.41m (max) 1.91m (min)
Bathroom	6'9" x 6'3"	2.07m x 1.91m

Ground Floor



First Floor

