

22 Magnay Road, Drayton - NR8 6BT

£350,000

This charming three-bedroom home in the sought-after village of Drayton offers a perfect blend of comfort and versatility. Boasting a bright and open feel throughout, enjoy several reception rooms, extended kitchen with plenty of space for white goods, two versatile conservatories, three spacious bedrooms and a generous garden with ample off-road parking with a garage to the front aspect. This property presents an ideal opportunity for those seeking a balanced and convenient lifestyle with amenities easily accessible.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Minors & Brady
Estate Agents, Lettings and Property Management

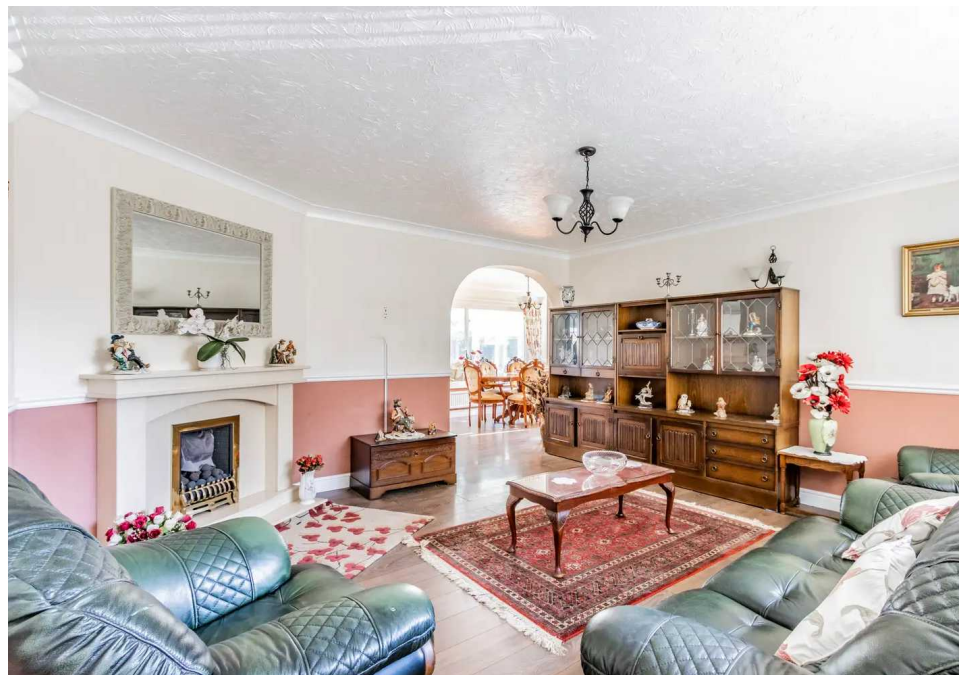
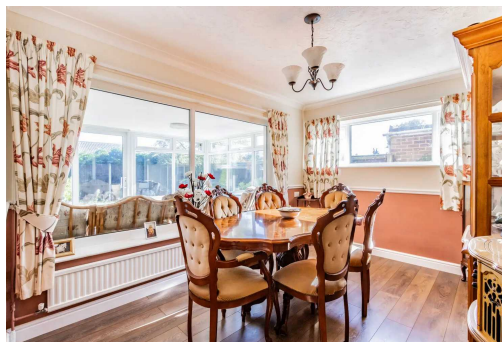
Guide Price £350,000-£375,000. Nestled in the highly sought-after area of Drayton, this inviting three-bedroom home offers a blend of comfort and versatility. The ground floor unfolds into an open-plan lounge and dining area, creating a welcoming space for gatherings and relaxation. A convenient cloakroom adds a practical touch, while the generously sized kitchen provides ample room for all your white goods. Two versatile conservatories to the rear enhance the living space with beautiful garden views. To the front aspect is a ground-floor double bedroom, offering flexibility for various needs.

Upstairs, two well-appointed bedrooms and a family bathroom provide comfortable accommodation. The property also boasts a substantial shingle driveway, ensuring ample parking space. A privacy-enhancing hedge encloses the front, while a garage adds further convenience and storage.

The rear garden is a tranquil oasis, featuring a well-maintained lawn, storage shed and designated areas for alfresco dining. This property is a true gem in the desirable



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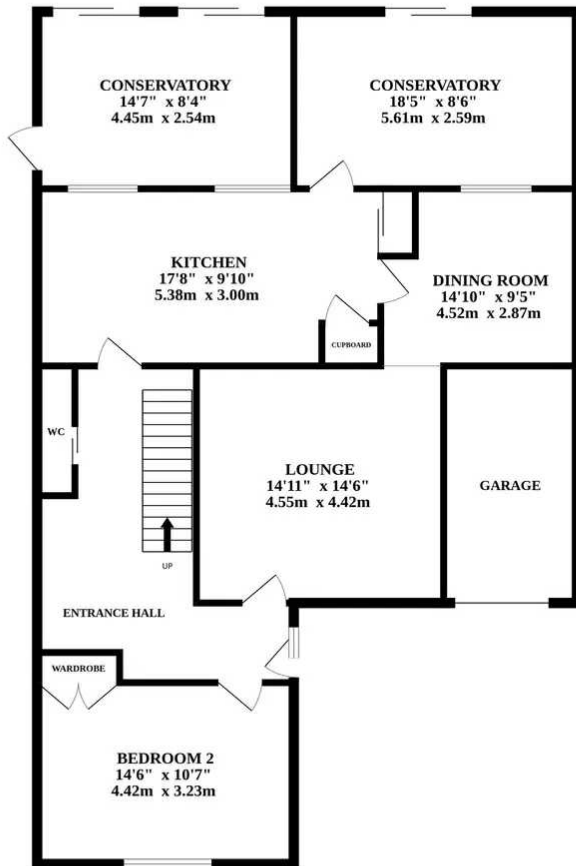
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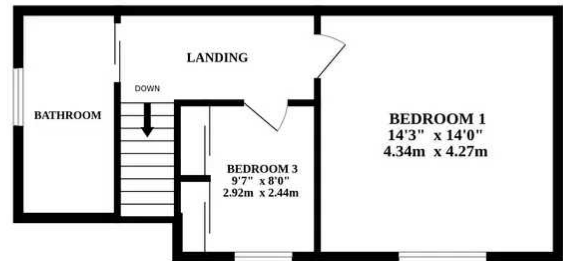
The rear garden is a tranquil oasis, featuring a well-maintained lawn, storage shed and designated areas for alfresco dining. This property is a true gem in the desirable village of Drayton, offering a perfect blend of functionality and accessibility to amenities. Don't miss out on this opportunity to make it your own.



GROUND FLOOR



1ST FLOOR



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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