



239 Uttoxeter Road, Draycott

£280,000 Freehold

Spacious Three-Bedroom Semi-Detached Home. Includes two double bedrooms and a generous single bedroom, ideal for a nursery, child's room, or home office. • Large Open-Plan Living Space. Bright lounge-diner with a bay window and gas fireplace, providing a welcoming family and entertaining area. • Conservatory with Garden Views.

Light-filled conservatory overlooking the rear garden, with additional space for storage and appliances. • Generous Outdoor Space & Parking. Large front and rear gardens, patio area for outdoor dining, garage/workshop, and a tandem. • Desirable Village Location with Excellent Connectivity. Situated in the village of Draycott, close to scenic countryside, reputable schools, the A50 transport links, and amenities in nearby Cheadle.



"Feeling my way through the darkness. Guided by a beating heart. I can't tell where the journey will end. But I know where to start" 239 Uttoxeter Road is a great start for family life located in Draycott, a village in Staffordshire, offering the best of rural life. This three-bedroom semi detached home offers lots of space, parking and a large garden front and back to enjoy the great outdoors. As you step through the front door, you are welcomed into a large porch, hang up your coat and put away those shoes as your welcomed inside to the entrance hall. To the right, you have the lounge-diner. Open plan with a large bay window letting in lots of light, with a gas fireplace to add a cosy focal point. All open plan, this leads nicely into the diner, offering space for a large dining table for those precious family sit down meals to be enjoyed. Through some glazed sliding doors, you have the conservatory, a room drenched in natural light. Relax and enjoy views of the garden whilst enjoying your favourite tippie. This room also doubles as a bit of a utility, offering extra space for appliances and storage cupboards. Then we have the heart of the home, a large galley kitchen. An abundance of wood-effect cabinets topped with offer ample storage for all your culinary needs. As we head upstairs, the property boasts three bedrooms consisting of two doubles and a good sized single that would make a perfect nursery or home office. A family bathroom serves the home with a shower over bath duo. For outside space, this home boasts lush green lawns front and back. The rear is trimmed with fluffy hedgerows as well as benefiting from a patio seating area, perfect for those summer BBQ's. A garage space offers storage for those garden essentials or a perfect workshop space. For parking, you have a large tandem driveway with room for multiple vehicles, allowing you to park with ease. All this is located in the village of Draycott. Scenic walks and views in abundance allow you to enjoy fitness and the great outdoors. There are some well-regarded schools in the area and fantastic transport links to the A50. For modern convenience, Cheadle town is just a stone's throw away, offering supermarkets, shops and eateries. Think this home could be your start to family life? Book your viewing today!

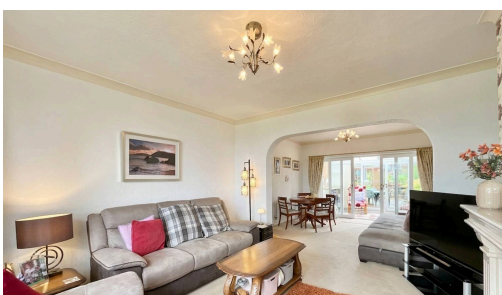


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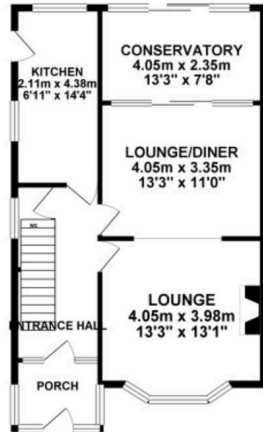
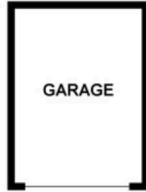
239 Uttoxeter Road is a great start for family life.

Council Tax band: A

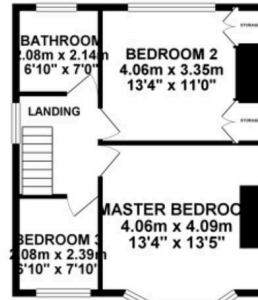
Tenure: Freehold



GROUND FLOOR 75.20 sq. m.
(809.47 sq. ft.)



1ST FLOOR 44.14 sq. m.
(475.08 sq. ft.)



TOTAL FLOOR AREA : 119.34 sq. m. (1284.55 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 listed and no guarantee as to their operability or efficiency can be given.
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