



13 Bone Road, Drayton

£400,000 Freehold



websters.

This beautifully presented detached bungalow is offered with no onward chain and is situated in a quiet village location, making it an ideal choice for those seeking a peaceful yet well-connected home.

The property boasts spacious and versatile accommodation, beginning with a bright, open-plan lounge, kitchen, and dining area that is perfectly suited for modern living and entertaining. The contemporary kitchen is fitted to a high standard, seamlessly blending style and functionality, while the generous lounge and dining space provide a welcoming atmosphere for family gatherings or relaxing evenings. A modern shower room and a practical utility room add to the convenience of every-day life. The property also features a conservatory, offering an additional flexible living space that can be adapted to suit a variety of needs, as well as a third bedroom that can easily double as a study or guest room.



- Guide price £400,000 - £425,000
- Offered with no onward chain
- Open plan kitchen/lounge/diner room
- Quiet village location
- Great condition throughout
- Private driveway with parking for multiple vehicles
- Utility room
- South facing rear garden



A second hallway leads to the generous principal bedroom, which benefits from its own en suite shower room, and a well-proportioned second bedroom, both finished to a modern standard with attention to comfort and style. Throughout, the home is presented in excellent condition, with contemporary décor and quality fittings that create a sense of warmth and sophistication. The practical layout is complemented by a private brickweave driveway, providing ample off-road parking for multiple vehicles (ideal for families or visitors), and an attractive front garden that enhances the property's kerb appeal.

This bungalow combines comfort, style, and practicality, offering a rare opportunity to acquire a move-in-ready home in a desirable setting. With its versatile living spaces, high-quality finish, and quiet village location, this property is perfectly suited to a range of buyers, from those looking to downsize without compromise to families seeking flexible accommodation. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

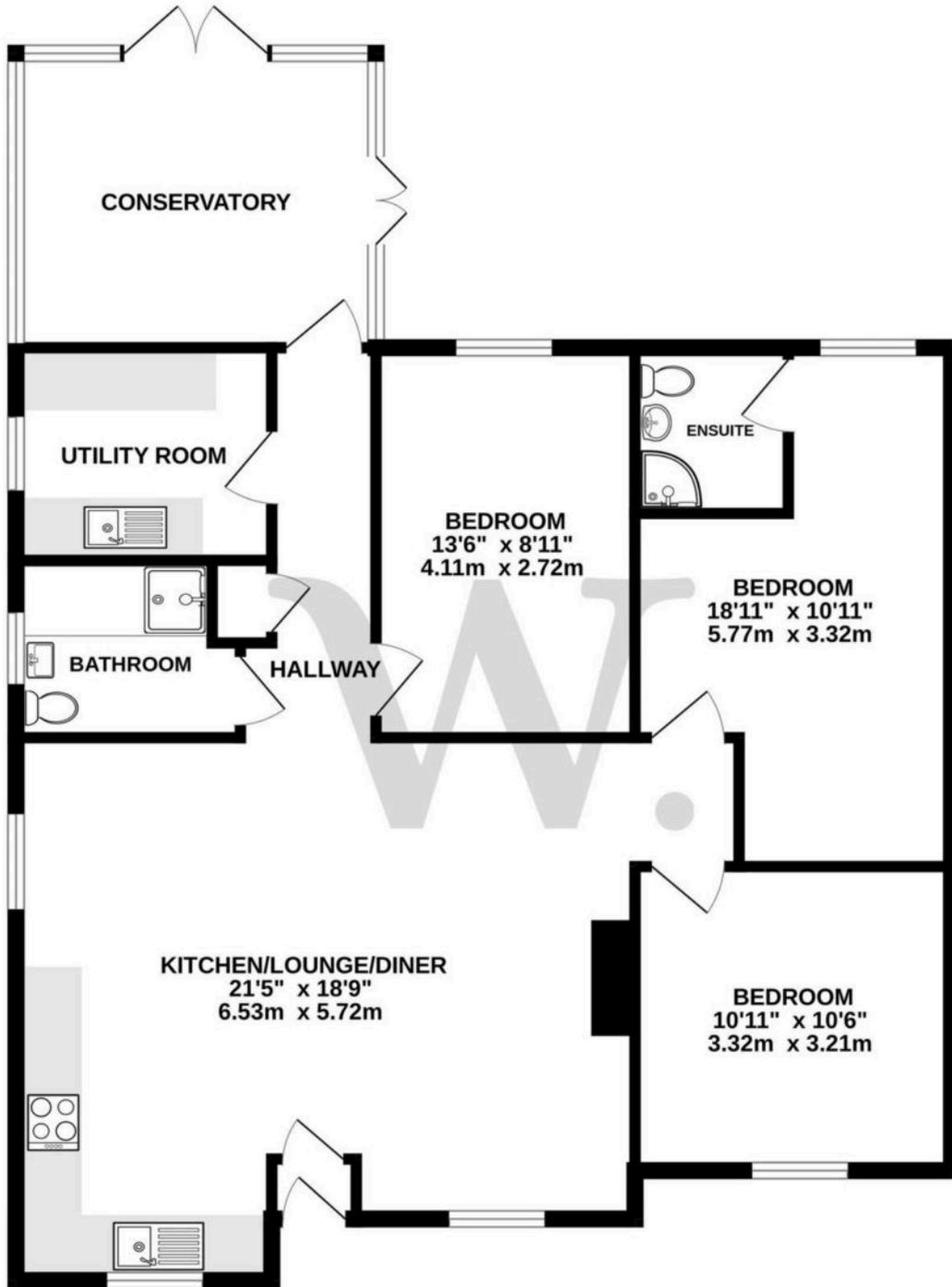
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

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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