



10 Cricket Close, Drayton

£375,000 Freehold



websters.

This impressive four bedroom detached house offers spacious and versatile accommodation, ideally positioned in a quiet cul-de-sac. Upon entering, you are welcomed by a bright and inviting hallway that leads to a generous lounge, perfect for relaxing or entertaining guests. The kitchen features ample storage and workspace, complemented by a separate lounge/dining area that provides a sociable setting for family meals. A particular highlight of the property is the substantial conservatory, which floods the interior with natural light and offers an additional reception space suitable for a variety of uses (such as a playroom or home office).

Upstairs, the principal bedroom fitted with built in wardrobes benefits from an en-suite shower room, providing a private retreat for the homeowners, while three further well-proportioned bedrooms offer flexibility for family living or guest accommodation.



- › Offered with no onward chain
- › Detached four bedroom detached property with single garage
- › Large conservatory
- › Generous enclosed rear garden
- › Parking for 3 vehicles
- › Cul-de-sac position
- › Principle bedroom with en-suite



The family bathroom is fitted with a contemporary suite and neutral decor. Additional features include gas central heating, double glazing throughout, and an integral single garage that provides secure storage or parking. The property also boasts driveway parking for up to three vehicles, catering for both residents and visitors. Located within easy reach of local amenities, reputable schools, and excellent transport links, this home combines comfort, practicality, and convenience.

With its well-designed layout and attractive presentation, this detached residence presents an outstanding opportunity for those seeking a modern family home in a desirable residential setting.

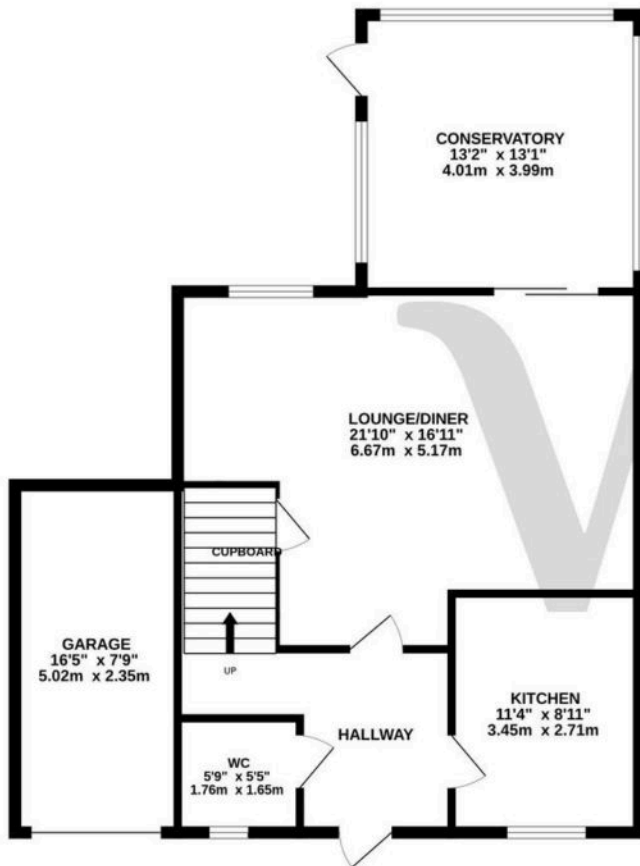
Council Tax band: D

Tenure: Freehold

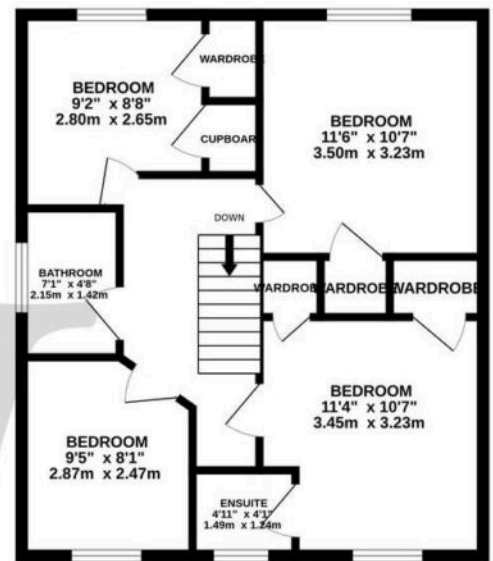
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (132.0 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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