





# 56 Court Lane

Drayton, PO6 2LR

- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- 23FT DUAL ASPECT LOUNGE
- COURT LANE CATCHMENT
- STUDY AREA
- TWO EN-SUITES
- DRIVEWAY & GARAGE
- WEST FACING GARDEN
- THREE RECEPTION ROOMS
- GREAT FAMILY HOME

I am delighted to offer this extended home which sits within the sought after school catchment for Court Lane. Having been extended in recent years, this family home boasts four double bedrooms, two en-suites, study, three reception areas including an open plan kitchen/dining room, driveway & garage, west facing garden and a ground floor cloakroom.



As you enter this home you are welcomed into a bright and airy entrance hall with stairs to the first floor and doors accessing all principal rooms. There is a large dual aspect living room with a feature fireplace and sliding patio doors which access the garden. a further more snug reception area has a bay window to the front aspect. To the rear of this home sits a large open plan kitchen/dining room, there is a range of modern white high gloss wall and base units with a central island and wooden worksurfaces, there is a utility cupboard with plumbing for washing machine. A pair of French doors access the gardens making this a great family space and entertaining area. the ground floor accommodation is completed with a cloakroom. To the first floor there are three double sized bedrooms, the master bedroom has an en-suite bathroom and is a fantastic sized space. The family bathroom has been stylishly re-fitted with a modern white suite with a large walk in shower. The landing is a large open space with a study area in what was the original box room. To the top floor is a further large double bedroom with front and back Velux style windows, there are fitted wardrobes and en-suite shower room. To the front there is a block paved driveway providing off road parking with an area which is laid to lawn. To the rear is a good sized garden with a pair of gates offering access, the garden has been re-modeled with a large patio area ideal for alfresco dining and the remainder has been laid with artificial grass. The garage sits to the rear of the property, with a service door providing access from the garden. This well presented family home is a well proportioned and must be seen to be appreciated.





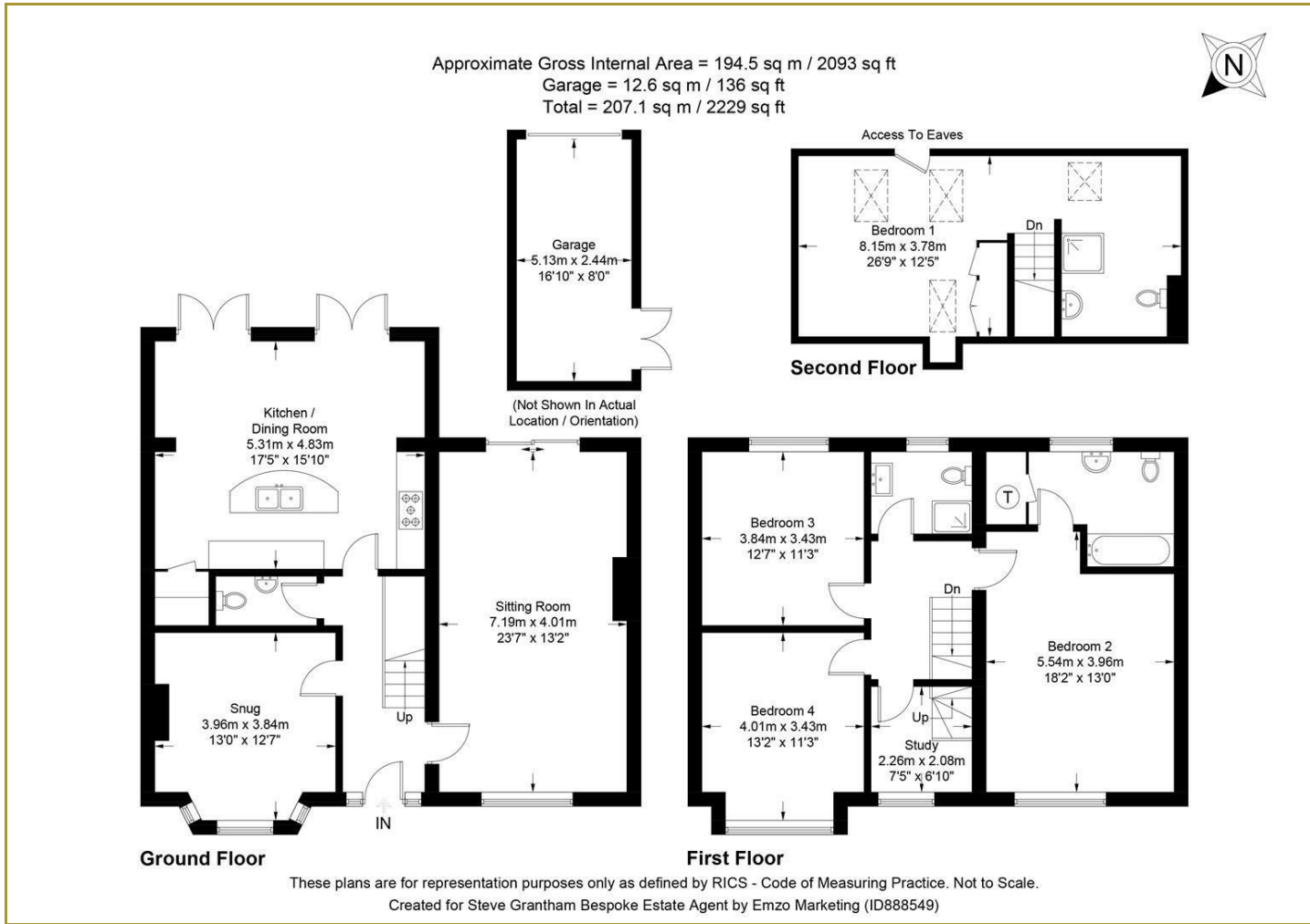


A stainless steel refrigerator with a water dispenser and a small shelf on top holding various items.

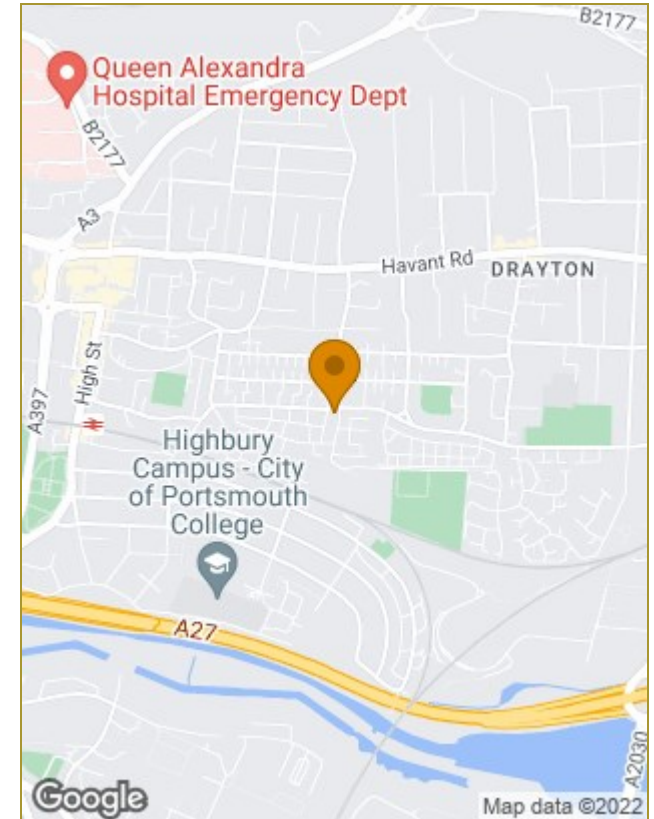
A vertical ruler with the text "The Hayzen-Smith Family" written on it.



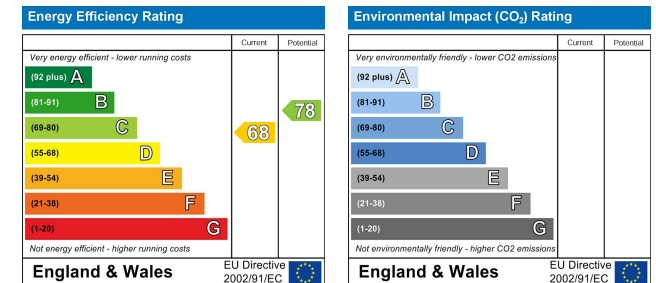
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.