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Droylsdon Park Road
CV3 6EQ

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An exceptional and beautifully appointed detached family home, offering an impressive level of accommodation, a genuinely high-quality specification and a superb plot, complete with the significant added benefit of a separate detached garage. From the moment you arrive, this is a property that has a real sense of space and quality, combining stylish contemporary finishes with a highly versatile layout extending to approximately 1,557 sq ft.

The accommodation is particularly impressive and has clearly been designed with modern family living in mind. A welcoming entrance hallway provides access to the principal ground-floor rooms, with the generous living room providing a wonderful separate reception space. The real centrepiece of the home, however, is the fabulous open-plan kitchen, an outstanding room with excellent proportions and plenty of space for cooking, dining and entertaining. Finished to a high specification, this is exactly the type of sociable space that works equally well for everyday family life and larger gatherings with friends and family.

Practicality has certainly not been overlooked, with the kitchen complemented by a separate laundry room, boiler room and ground-floor WC, providing excellent

The first floor adds another dimension to the home. Here you will find a further generous double bedroom, an additional bathroom and a separate office/study. This floor would work brilliantly as a private principal suite, teenager's floor, guest accommodation or dedicated work-from-home space, offering considerable versatility depending on the needs of the next owner.

The quality of the accommodation internally is matched by the setting outside. The property occupies a lovely, generous plot, providing an excellent amount of outdoor space and creating a wonderful setting around the home. The gardens offer plenty of opportunity for entertaining, relaxing and family enjoyment, while the size of the plot gives the property a sense of privacy and space that can be increasingly difficult to find.

A particularly valuable feature is the separate detached garage, positioned independently from the main residence. In addition to secure parking and storage, this could potentially provide further possibilities for a workshop, hobby space, gym or similar use, subject of course to any necessary permissions and alterations.

Altogether, this is a superb high-specification detached residence that offers far more than initially meets the eye. With its substantial and versatile accommodation, impressive open-plan kitchen, multiple bathrooms, dedicated office, excellent plot and separate detached garage, this is a home ideally suited to buyers looking for quality, space and flexibility in equal measure. Early viewing is strongly recommended to fully appreciate the standard, proportions and setting of this outstanding home.

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Dimensions

GROUND FLOOR

Entrance Hallway

2.39m x 5.94m

W/C

0.81m x 1.27m

Living Room

4.19m x 5.44m

Kitchen/Diner

4.34m x 7.16m

Utility

2.41m x 2.41m

Boiler Room

2.46m x 1.75m

Garage

Bedroom One

4.22m x 3.45m

En-Suite

2.54m x 2.31m

Bedroom Two

4.19m x 3.61m

FIRST FLOOR

Bedroom Three

4.29m x 3.63m

Bathroom

2.03m x 1.57m

Office

2.44m x 3.53m

Floor Plan



Total area: 1557.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

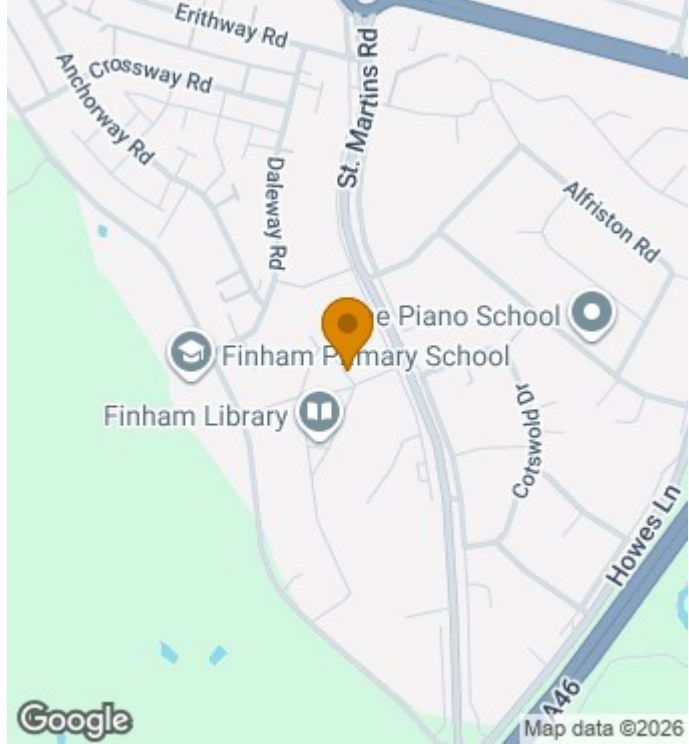
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

