



Grove.

FIND YOUR HOME

Hermitage, Drayton Road, DY9 0BW

Guide Price £795,000

Hermitage

Welcome to Hermitage, a beautiful three bedroom detached bungalow located in the beautiful village of Drayton.

Occupying a generous plot, this home offers space both internally and externally and is immaculately kept. Comprising a welcoming entry hall, lovely open plan living dining room, two double bedrooms, the main with separate w.c. and further family bathroom. There is a also a study which could also be a third bedroom.

The outdoor space on offer is separated into a large rear garden and further garden to the side with patio area that can be accessed from the living room. There is also a large lawn to the front of the property, all of which are meticulously maintained and make for a fabulous place to enjoy the warmer months.

Viewings are highly recommended to appreciate the stunning position that Hermitage is situated in. EJ 24/3/25 V2







Approach

Approached via gated driveway with large lawn area to front, ample space for parking and access to garage.

Entry Hall 14'9" max 5'10" min x 21'11" max 7'2" min (4.5 max 1.8 min x 6.7 max 2.2 min)
With obscured double glazing windows and door to side, two central heating radiators and access to loft via hatch.

Kitchen 16'0" x 14'5" (4.9 x 4.4)

With double glazing bow window to front, door to side, two central heating radiators and tiling to floor and splashback. Featuring various fitted wall and base units with worksurface over, one and a half bowl sink with drainage and integrated fridge freezer. There is a large AGA cooker with extractor fan overhead, along with further space and plumbing for white goods.

Living Room 13'1" x 21'11" (4.0 x 6.7)

With double glazing bifolds to side, two central heating radiators and opening through into dining area.

Dining Room 12'9" x 16'0" (3.9 x 4.9)

With double glazing bow window to rear, two central heating radiators and doorway through into study.

Bedroom Three 11'9" x 12'1" (3.6 x 3.7)

With double glazing bow window to rear, French doors to front and central heating radiator. Currently being used as an office.

Bedroom One 14'5" x 11'5" (4.4 x 3.5)

With double glazing bow window to front, central heating radiator and ample fitted wardrobes for storage with matching vanity desk. Door through into w.c.

W.C.

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Fitted vanity wash hand basin with storage and w.c.

Bedroom Two 12'9" x 11'5" (3.9 x 3.5)

With double glazing bow window to rear, central heating radiator and ample fitted wardrobes for storage.

Bathroom

With obscured double glazing window to side, central heating radiator, Karndean tiling to floor and feature tiling to walls. Fitted vanity with basin and ample storage, low level w.c. and large glass shower cubicle with hand held and drench head shower. There are two cupboards either side of the sink for storage.





Garage 18'0" max 14'5" min x 17'0" max 11'5" min (5.5 max 4.4 min x 5.2 max 3.5 min)
With electric roller garage door, double glazing window to side and door for access.
Lighting overhead, electric points throughout and further internal door into boiler cupboard with housing boiler.

Garden To Side

Can be accessed via bifolds in the living room, kitchen door or French doors in study.
With gate to front for access from driveway, this space has a paved patio area and lawn with pathway leading up to shed for storage, mature planter beds and established borders with fence panels and hedging. There is a further gate giving access to the garden to rear.

Garden To Rear

With large lawn, mature planter beds and established borders with fence panels.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller.
We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is G.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to



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allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



GROUND FLOOR
1812 sq.ft. (168.3 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.3 sq.m.) approx.

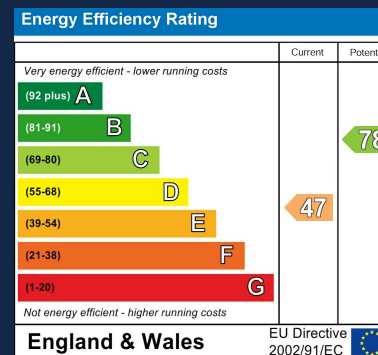
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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