

GRAY  
TOYNBEE



10 Searles Meadow, Dry Drayton  
Cambridge, CB23 8BW

Guide price £800,000

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# 10 Searles Meadow

Dry Drayton, CB23 8BW

- Detached property
- Excellent storage options
- High end kitchen
- Double garage
- Off road parking for several cars

A spacious and beautifully maintained 4 bedroom detached house, with double garage, landscaped garden and off-road parking, located at the end of a quiet residential road in the desirable village of Dry Drayton.

10 Searles Meadow provides over 2,100sqft of accommodation and has been updated and improved to offer spacious and modern living.

On the ground floor the wide and welcoming entrance hall has a galleried landing above, providing lots of natural light, and a very useful storage cupboard for coats and shoes. From the hallway is the luxurious modern kitchen, with notable features including centralised island housing the induction hob, a full height and integrated fridge and freezer, Neff double oven and warming drawer, ample cabinets and granite worktops with waterfall edging.

The kitchen has been opened up into the dining space to create an open plan feel, while retaining well defined spaces. Both the kitchen and the dining area have large windows overlooking the front and the side of the property. Also from the kitchen is a separate utility





space with lots of additional storage and side access to the garden.

The living area wraps around the side and rear of the property with views into the well-loved garden via large windows and bi-fold doors, which open directly onto a patio area. The living room has a gas fire and archway to the library. Completing the downstairs is a large shower room with WC.

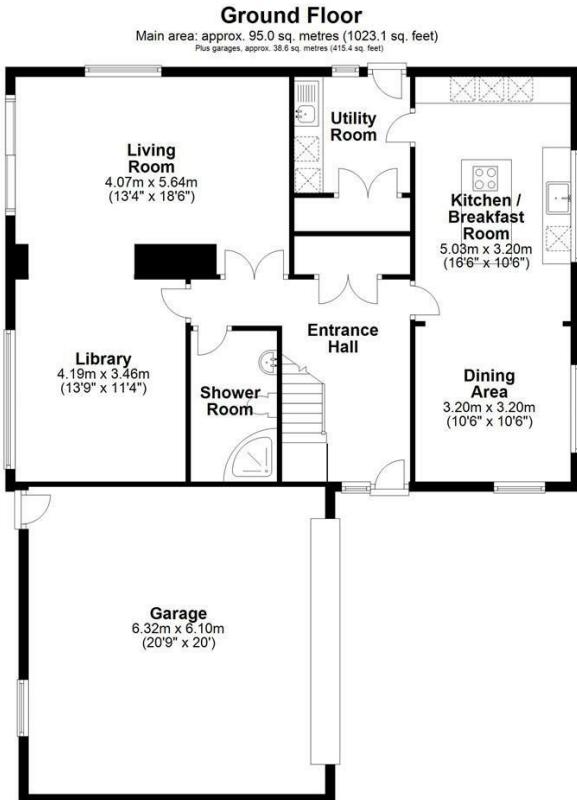
On the first floor are four double bedrooms and a family bathroom. The primary bedroom has an en-suite shower room, a large integrated wardrobe and views over the garden. Down the landing, which itself has further cupboard space, is bedroom four which is a smaller double and also includes integrated wardrobe. Bedroom 3 is a large double and bedroom 2 spans the depth of the property with double integrated wardrobes.

The family bathroom has been stylishly modernised and is fully tiled with bath, shower, wall-hung WC, vanity unit and underfloor heating.

The garden has been landscaped and thoroughly well looked after. There is a large lawn, mature trees offering excellent privacy, a sunny patio and flower beds to the side with a gate access for bins. There is a large double garage with an electric door, which also houses the Worcester gas boiler. At the front of the property there is a small front garden with trees and off-road parking for 3-4 cars.

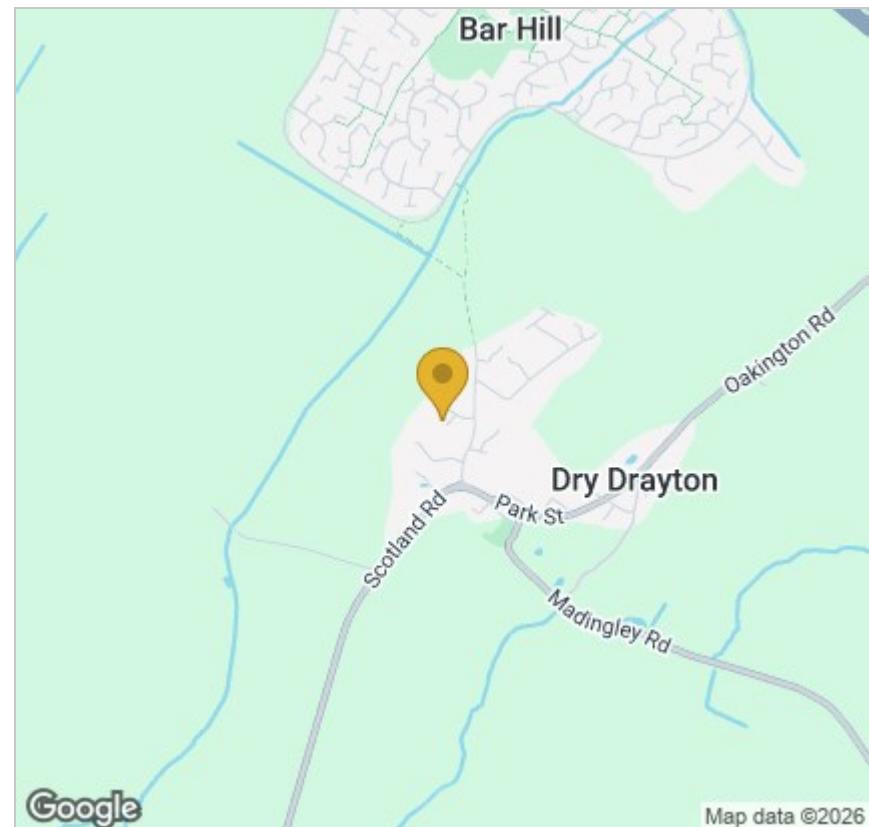
Dry Drayton is a quiet village retaining its rural charm, while only 5 miles north of central Cambridge. Both the A14 and A428 are easily accessible.  
///direction.overnight.says



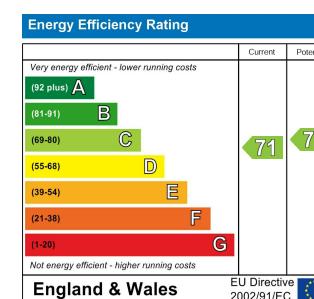


Main area: Approx. 196.8 sq. metres (2118.1 sq. feet)  
Plus garages, approx. 38.6 sq. metres (415.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: G

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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