

## 14 Bramble Close, Drayton

OIRO £250,000 Freehold

Found within a peaceful cul-de-sac in the ever-popular residential area of Drayton, this well-presented two-bedroom terraced home offers a fantastic opportunity for first-time buyers or investors. Designed for modern living, it combines comfort, functionality and convenience, with spacious interiors, smart contemporary finishes, and a low-maintenance garden. With off-road parking and close proximity to schools, shops and green spaces, this home is perfectly placed for those seeking an easy-going lifestyle with strong transport links to Norwich and beyond.



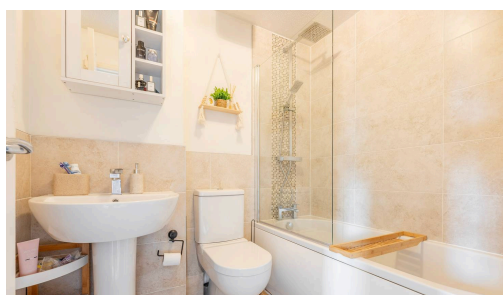
## Location

Located in a peaceful residential cul-de-sac in the popular area of Drayton, Bramble Close enjoys a convenient setting on the outskirts of Norwich. This sought-after suburb offers a strong sense of community and a range of local amenities, including supermarkets, schools, healthcare facilities, and a library. Nearby, the scenic Marriott's Way walking and cycling trail provides a tranquil escape into nature, while regular bus links and easy access to the A47 and Norwich Ring Road ensure excellent connectivity to the city centre and beyond. A great location for families and professionals alike.



## Bramble Close

Upon entry, the property welcomes you into the entrance hall, leading to a spacious lounge area characterised by ample natural light, warmth, and a seamless flow to the modern kitchen. The well-appointed kitchen boasts a suite of contemporary fixtures, including a gas hob, double oven, and integrated appliances, while the adjacent dining room offers a versatile space for relaxed gatherings or formal entertaining.





Ascending to the first floor, the landing provides access to two generously proportioned double bedrooms, each offering comfortable accommodations with fitted carpets, storage solutions, and pleasant vistas. Completing the upper level, a tastefully appointed bathroom features a suite comprising a low-level WC, hand wash basin, and a bath with shower facilities, embodying a sense of relaxation and functionality.

Externally, the property impresses with convenience as it provides off-street parking via a brick weave driveway, designed with a provision for an electric vehicle charger to meet the evolving needs of environmentally conscious residents. The rear aspect reveals a tiered, low-maintenance garden accented by paved surfaces, a timber shed, and a log store, offering a private outdoor retreat and a perfect extension of the indoor living space.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

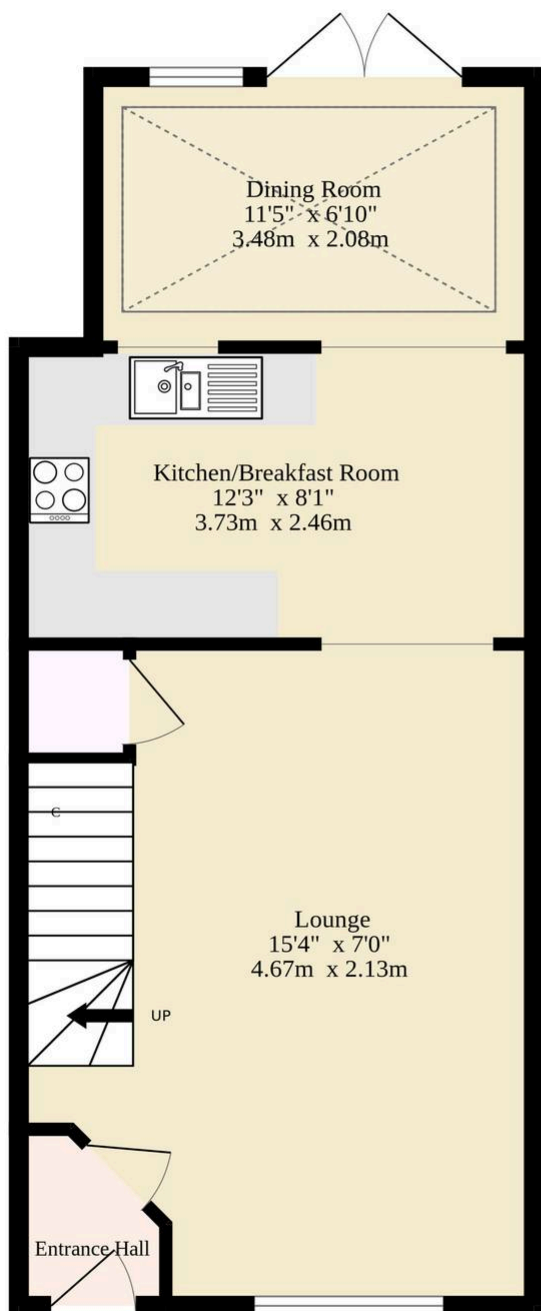
Tenure: Freehold

EPC Energy Efficiency Rating: C

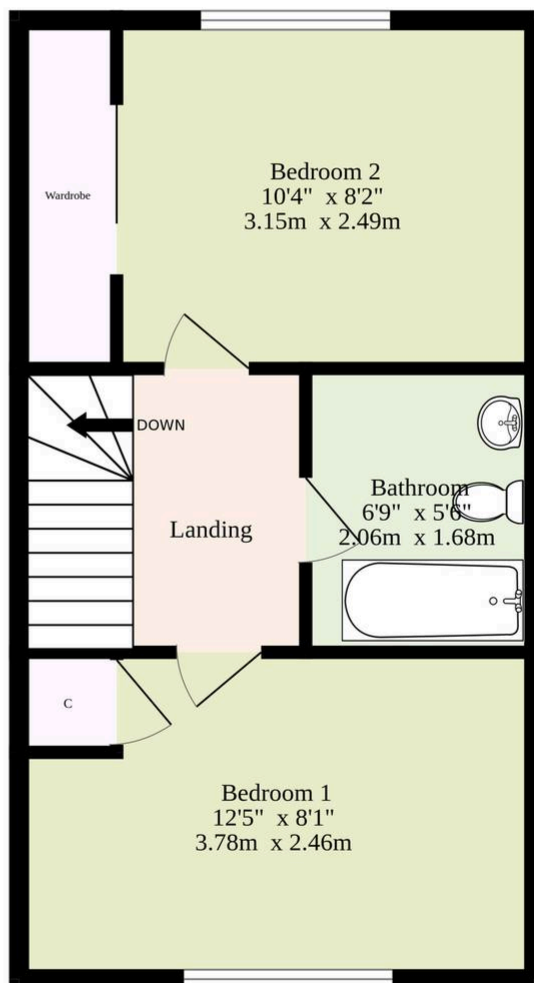
EPC Environmental Impact Rating: C



Ground Floor  
303 sq.ft. (28.1 sq.m.) approx.



1st Floor  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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