



40 Carter Road | Drayton | Norwich | NR8 6DY

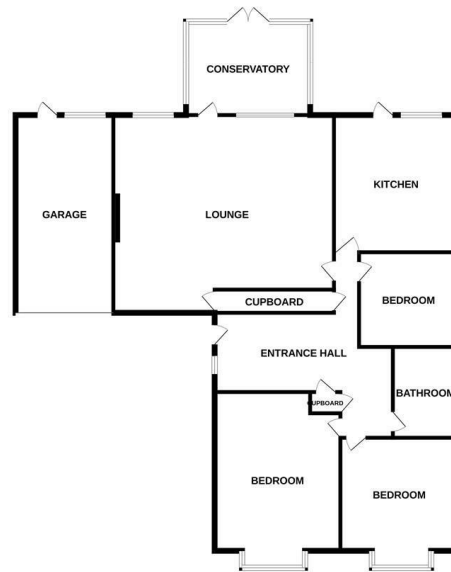
Price Guide £385,000

GUIDE PRICE: £385,000 - £400,000 Located on one of Drayton's most sought-after roads, this detached three-bedroom bungalow offers spacious living and exciting potential. Set on a generous, unoverlooked plot, the property features a 22ft x 17ft lounge, a fitted kitchen, a bathroom with a white suite. All three bedrooms are well-sized, with a conservatory providing a bright space to enjoy the expansive garden, all year-round.

The outdoor area includes a summer house, greenhouse, large workshop, and a spacious garage, ideal for hobbies or storage. A driveway offers ample parking for multiple vehicles. With double glazing, gas central heating, and the opportunity to extend into the loft, this property combines immediate comfort with future possibilities. Offered with no onward chain, viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements, dimensions, views and any other details are approximate and not responsible to any one person or persons. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended to be guaranteed, as to their availability or otherwise can be given. Made with Mortgage G2025

Location

The village of Drayton can be found between Hellesdon and Taverham on the A1067 with many local amenities to include schooling, doctors surgery, popular local shops and supermarkets, pubs and restaurants with regular public transport links to and from the city centre. There are lovely walks with ease of access to Marriott's way and the NDR providing access to the North Norfolk coastline.

Accommodation comprises

Front door too.

Entrance hall

Doors too, bedroom one, two and three. Bathroom, kitchen, lounge and cupboard.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom one 16'0" x 9'10", 29'6"

Double glazed window, radiator,

Bedroom two 12'1" x 11'5"

Double glazed window, Radiator

Bedroom three 10'2" x 9'6"

Double glazed window, radiator

Kitchen 14'1" x 12'9"

fitted base units with worktops over, sink with tap over, gas hob, Double oven, space for fridge/freezer, washing machine, door to patio, double glazed window, radiator.

Lounge 22'7" x 17'0"

Double glazed window, Sliding doors to conservatory, two radiators, Door to cupboard

Garage

Single garage with power

Conservatory 12'9" x 9'6"

Double glazed windows, Sliding doors to lounge.

Outside front

Brickweaved driveway with small lawned area providing ample off road parking.

Outside Rear

Decking, patio area, mature plants and shrubs, summer house and workshop. enclosed by fencing with side gate access.

Local authority

Broadband tax band D

Tenure


Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadband tax band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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