

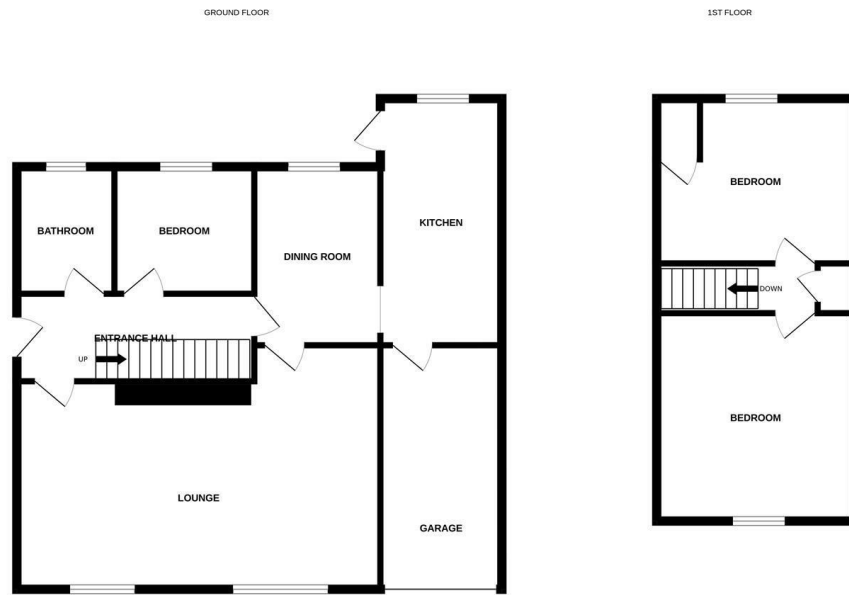


17 Fairview Close | Drayton | Norwich | NR8 6RT

Guide Price £290,000

****GUIDE PRICE £290,000 - £300,000** DETACHED CHALET BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this SPACIOUS, THREE BEDROOM, DETACHED CHALET BUNGALOW tucked away on a quiet road in the sought after area of Drayton. Accommodation comprising entrance hall, lounge, dining room, kitchen, bedroom and bathroom to the ground floor. On the first floor there are two bedrooms off landing. Outside there is lawned front garden and driveway providing off road parking leading to a SINGLE GARAGE and to the rear there is a LARGE, PRIVATE GARDEN. The chalet benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent project so be quick to book a viewing to appreciate the potential on offer.





While every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropex ©2025

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 to:

Entrance Hall

Doors to lounge, dining room, bedroom, bathroom and stairs to first floor.

Lounge 23'1" x 15'5"

Two double glazed windows, radiator.

Dining Room 11'3" x 7'10"

Double glazed window, radiator.

Kitchen 15'7" x 7'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator, door to garden.

Bedroom Three 8'1" x 8'10"

Double glazed window.

Bathroom 8'0" x 5'4"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 13'6" x 12'7"

Double glazed window.

Bedroom Two 13'5" x 11'1"

Double glazed window.

Outside Front

Lawned garden and driveway providing off road parking leading to a garage.

Outside Rear

Patio area, large lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland Distinct Council, Tax Band D.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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

Broadland District Council, 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.

<https://www.gilsonbailey.co.uk>
01603764444