

# propertyladder



## Badgers Brook Road, Drayton, NR8 6EY

A detached family home with four bedrooms in popular Drayton

**£475,000**

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## Overview

- HOME OWNERS HAVE FOUND
- DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN
- MODERN KITCHEN
- FOUR BEDROOMS
- DOWNSTAIRS WC. FAMILY BATHROOM & ENSUITE
- GAS CENTRAL HEATING
- INTEGRAL GARAGE WITH CONVERSION POTENTIAL (STPP)



**“offering spacious living this family home in Drayton is a must see!”**



SPACIOUS FAMILY HOME! Situated in a popular area of Drayton, this spacious detached family home offers a modern kitchen, separate dining room, comfortable living room, downstairs W/C, four bedrooms with en-suite to main bedroom and a family bathroom.



## Location

Drayton is a village North of Norwich, benefitting from many amenities including a supermarket, shops, schools, garage, doctors and dental surgeries. Drayton also benefits from a good bus service to and from Norwich City Centre.

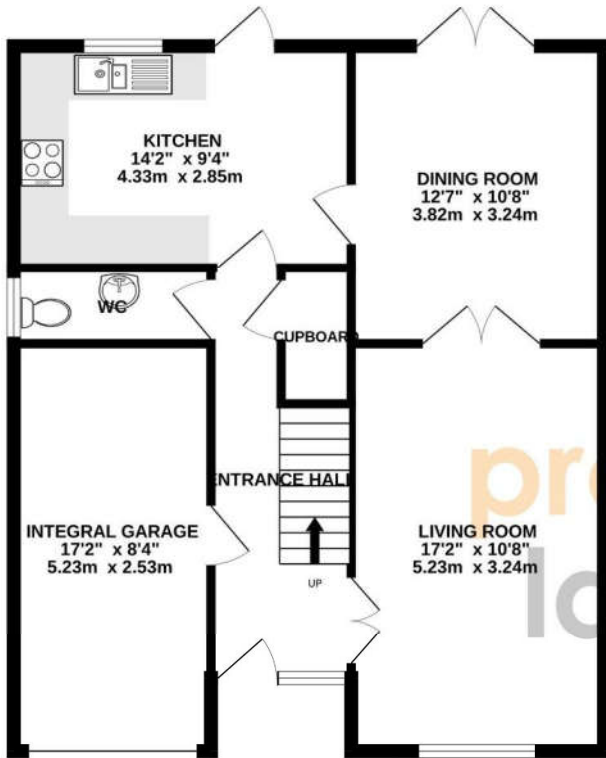


## Directions

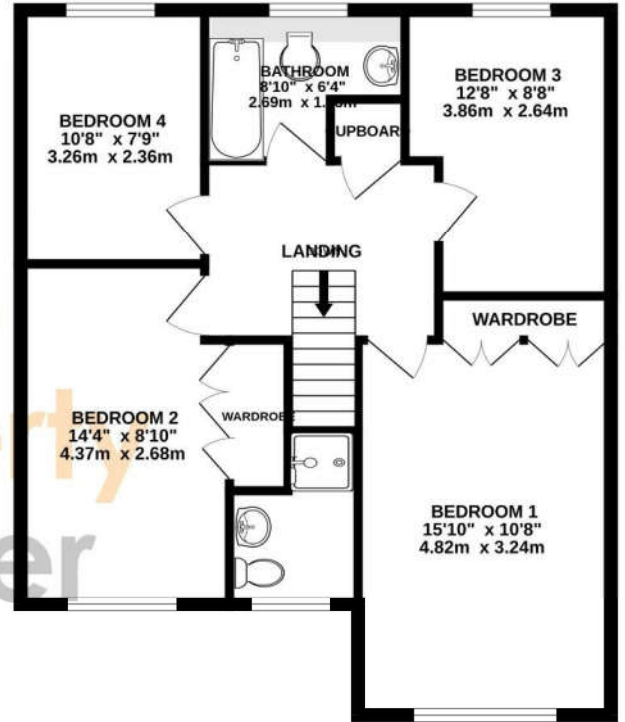
Leave Norwich City Centre heading North on Aylsham Road continuing onto Reepham Road through Hellesdon. Turn left into School Road, Drayton. Turn right into Badgers Brook Road where the property can be found on the right hand side.



**GROUND FLOOR**  
720 sq.ft. (66.9 sq.m.) approx.



**1ST FLOOR**  
672 sq.ft. (62.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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Get in touch today!

Tel: 01603 666006

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**FULL EPC AVAILABLE UPON REQUEST**



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