



Drewray Drive, Taverham Norwich NR8 6XS

welcome to

Drewray Drive, Taverham Norwich

A BEAUTIFUL EXTENDED SEMI DETACHED HOME OFFERING THREE DOUBLE BEDROOMS William H Brown are pleased to present this extended family home with LANDSCAPED REAR GARDENS benefiting from HOME OFFICE / STUDIO.



Entrance Hall

Double glazed door to front aspect, tiled floor, radiator, doors to WC, lounge, Study Room, stairs to first floor landing.

Cloakroom

Double glazed window to side aspect, suite comprising low level wc, wash hand basin, part tiled walls, tiled floor, radiator.

Lounge

13' 1" x 11' 4" plus recess (3.99m x 3.45m plus recess)
Double glazed window to front aspect, fitted television / storage units. radiator, open to dining room.

Dining Room

10' 9" x 7' 8" (3.28m x 2.34m)
Double glazed French doors to rear aspect, radiator, open to kitchen.

Kitchen

10' 9" x 7' 5" (3.28m x 2.26m)
Double glazed window to rear and side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, electric oven, gas hob, stainless steel chimney style cooker hood over, gas fired central heating boiler, plumbing and space for washing machine, space for fridge freezer, double glazed door to rear aspect leading to garden.

Study Room

Double glazed windows to front and rear aspect, radiator.

Landing

Stairs leading from entrance hall to first floor landing, doors to all bedrooms bathroom and airing cupboard.

Bedroom One

10' 8" x 15' 3" max (3.25m x 4.65m max)
Double glazed window to front aspect, fitted cupboard, dressing area, radiator

Bedroom Two

9' x 12' 7" max (2.74m x 3.84m max)
Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom Three

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising 'P' shaped bath with mixer taps, mains shower over and glass shower screen, low level wc, wash hand basin, tiled floor, part tiled walls, chrome heated towel rail.

Outside

The property is approached via a shared driveway giving access to the front of the property and direct access to the single garage measuring 8'8" x 16'4".

To the rear of the property is a low maintenance landscaped rear garden with artificial grass and raised beds with decked and patio areas offering areas for al fresco dining.

The property and rear garden is complemented by a home studio / office space which is insulated, has running water and plumbing, electric with two rooms measuring 6'8" x 9'8" and 8'8" x 9'8"



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Drewray Drive, Taverham Norwich

- SEMI DETACHED HOME
- EXTENDED ACCOMMODATION
- THREE BEDROOMS
- WC AND BATHROOM
- WELL PRESENTED ACCOMMODATION

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HEL102431 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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