



Grace Edwards Close, Drayton Norwich NR8 6WB

welcome to

Grace Edwards Close, Drayton Norwich

****CUL-DE-SAC LOCATION**** The property is situated on a corner plot in a quiet cul-de-sac location ideal for growing families and benefits from UPVC double glazed windows, gas central heating and is close to local amenities, schools, public transport, the city centre and the NDR.



Entrance Hall

Front entrance door, radiator, staircase to first floor landing.

Cloakroom

Fitted with a two piece suite comprising WC, wash hand basin, tiled splashbacks, radiator, UPVC double glazed side window.

Lounge

15' 2" x 11' 8" (4.62m x 3.56m)
UPVC double glazed front windows, under stair storage cupboard, fire place with surround and hearth, radiator, double doors to dining room.

Dining Room

10' 6" x 8' 5" (3.20m x 2.57m)
UPVC double glazed French doors to the rear garden, radiator, opening onto kitchen.

Kitchen

10' 10" x 6' 8" (3.30m x 2.03m)
Newly fitted with a matching range of base, wall and drawer units, sink unit and drainer with Quooker hot tap, built in electric oven with a five ring gas hob and cooker hood over,, plumbing for washing machine, built in slim-line dishwasher, UPVC double glazed rear window.

First Floor Landing

UPVC double glazed side window, airing cupboard, access to loft space and doors to:

Bedroom One

9' 8" x 9' 6" (2.95m x 2.90m)
UPVC double glazed front window, over stairs storage cupboard, radiator, door to en-suite.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, radiator, tiling, UPVC double glazed front window.

Bedroom Two

10' 2" x 8' 1" (3.10m x 2.46m)
UPVC double glazed rear window, radiator.

Bedroom Three

10' 5" x 8' 7" (3.17m x 2.62m)
UPVC double glazed rear window, radiator.

Bathroom

Fitted with a three piece suite comprising jacuzzi bath with shower over, WC, wash hand basin, head towel rail, tiling, UPVC double glazed side window.

Outside

To the front of the property there is an access pathway to front door leading onto the driveway and a brickweave area for additional parking. The garage has an up and over front door, door to the rear, power, light and an electric car charging port. To the rear of the property there is a low maintenance garden which is mainly laid to lawn with a patio.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Grace Edwards Close, Drayton Norwich

- Link-Detached Family Home
- Three Bedrooms
- Cloakroom, En-Suite & Family Bathroom
- Garage with Electric Car Charging Port & Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

£335,000



directions to this property:

Leave our Hellesdon Office on the Reepham Road heading out of Hellesdon towards Drayton. At the roundabout continue straight over continuing on the Reepham Road. Take the second left onto Longdale and follow the road to the end, then turn left on to Felsham Way. Follow the road round to the left onto Grace Edwards Close then turn right at the end of the road. Follow the road to the end of the cul-de-sac where the property will be on your left.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102886 - 0003

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