



PORTFOLIO
from



william h brown

Sheridan Close, Drayton, Norwich, NR8 6RW

Sheridan Close, Drayton, Norwich, NR8 6RW

This immaculately presented three/four-bedroom detached home is situated in the heart of Drayton with picturesque settings and an array of local amenities and facilities as well as nearby Marriotts Way which is a trail path and the River Wensum. Early viewings are essential!



Entrance Hall

External entrance door opening to hallway which gives access to the living room, dining room, utility room and cloakroom, understairs storage cupboard, radiator and stairs leading to first floor.

Cloakroom

Suite comprising wc, wash hand basin, heated towel rail, inset ceiling spotlights and fully tiled walls.

Living Room

13ft 5in (max) x 13ft 4in (max)

Double glazed bay fronted window to the front aspect, electric fire on ceramic hearth with mantle over and ceramic inset, gas point, tv point, opening leading to dining room.

Dining Room

12ft 3in x 8ft 2in

Window to the side aspect, hatch to kitchen and radiator.

Utility Room

9ft 3in x 6ft 6in

Built in fridge and circular sink with water softener, tiled floor, radiator, tiled work surfaces, inset ceiling light points, and door to conservatory.



Kitchen

12ft 2in x 8ft 5in

Internal double-glazed window looking into conservatory, matching wall and base units with work surfaces over, built in oven and microwave, built in fridge freezer, electric hob with extractor fan over, built in dishwasher, inset ceiling spotlights, tiled flooring, 1½ bowl sink and drainer, and tiled splashbacks.

Garden Room

26ft 9 x 14ft 5in (max)

Sky lights with fitted blinds, two radiators, tiled flooring, inset ceiling spotlights, french doors leading out to the

garden.

Snug

8ft 10in x 7ft 10in

Radiator, skylight, porthole style window, wall light points and tiled floor.

Kitchenette/Laundry Room

8ft 5in x 5ft

Sink with mixer tap and single drainer, plumbing for washing machine, butler sink, space for tumble dryer, vent and fully tiled.

Study/Optional 4th Bedroom

10ft 10in x 8ft 2in

Loft access with ladder and light, storage cupboard, circular window to side aspect and radiator.

First Floor Landing

Window to side, access to loft space, and further leads to three bedrooms and bathroom.

Bedroom One

17ft (into door recess) x 10ft

Double glazed window to front aspect, radiator, a range of built in units including wardrobes, dressing table, chest of drawers and bedside tables.

Bedroom Two

14ft (into door recess) x 12ft 2in

Double glazed window to the rear, built in units including wardrobes and dressing table with drawers, storage cupboard and radiator.

Bedroom Three

12ft 1in (to door) x 9ft

Double glazed window to the front aspect, radiator, built in units including wardrobes, dressing table and drawers.

Bathroom

Four-piece suite comprising bath with mixer tap and shower attachment, separate shower cubicle, wc, tiled walls, wash hand basin, heated towel rail, airing cupboard housing gas boiler, double glazed window to rear.

Outside

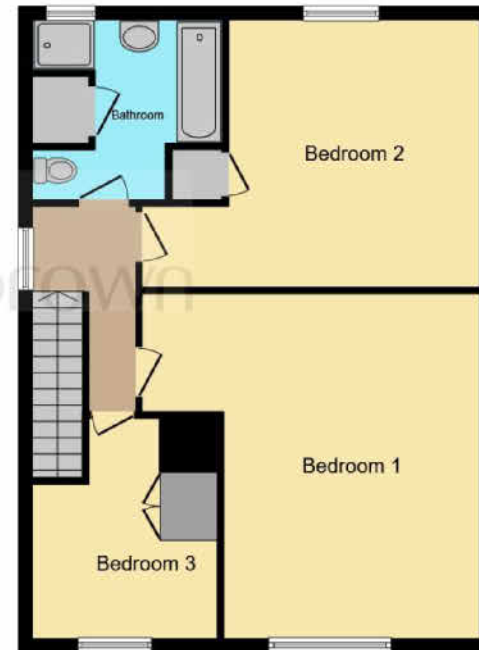
To the front of the property there is a driveway providing ample off-road parking and lawned area. To the rear there is a private garden with patio area leading to a lawned area, pond, and summer house.







Ground Floor



First Floor

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

welcome to

Sheridan Close, Drayton, Norwich, NR8 6RW

We are thrilled to offer for sale this three/four-bedroom detached house, situated in the sought after postcode of NR8. The property benefits from ample off-road parking and three/four reception rooms. This lovingly cared for home is well presented throughout and would offer a versatile family home with scope to configure and create your own style and finish, including the introduction of multi-generational living.

Internally, the accommodation comprises of entrance hall, living room, dining room, wc, study/optional 4th bedroom, kitchen, utility room, snug, kitchenette/laundry room, and garden room. This is complemented to the first floor by landing area giving access to three bedrooms and bathroom. Early viewings are highly recommended to avoid missing out on this fantastic property!

Price

£475,000

- Detached House
- Three/Four Bedrooms
- Multi-Generational Living
- Within Reach Of A Variety Schools & Shops

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

01603 487888

or email hellesdon@williamhbrown.co.uk

303 Reepham Road, Hellesdon, Norwich, Norfolk NR6 5AD

williamhbrown.co.uk



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.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

