



PORTFOLIO
from



william h brown

Bone Road, Drayton, Norwich, NR8 6EH

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****NO UPWARD CHAIN** **IDEAL FOR WHEELCHAIR USERS**** We are thrilled to offer this detached three-bedroom bungalow, offering a straight move in feel with two wet rooms, two reception rooms and two conservatories, viewing is highly recommended!



Entrance Hall

External entrance door opening to front aspect, upvc double glazed windows to front and side aspect, storage cupboard, and doors opening to bedroom three, further opening to dining room.

Living Room

17ft (+bay) x 10ft 4in

Upvc double glazed bay window to front aspect, laminate wood effect flooring, log burner and radiator. Opening to dining room and kitchen.

Dining Room

11ft 10in x 10ft 11in

Wood effect laminate flooring, radiator and double doors opening to conservatory.

Kitchen

14ft 7in x 9ft 8in

Dual aspect upvc double glazed windows to front and side aspects, wall and base units with work surfaces over, tiled flooring, eye level built in oven, electric hob with extractor hood, wall mounted gas fired central heating boiler, radiator and space for washing machine.

Conservatory

21ft 4in x 8ft 8in



Of upvc construction on brick base with double doors opening to garden, radiator, laminate flooring, door opening to bedroom one and further door opening to second conservatory.

Second Conservatory

8ft 11in (max) x 7ft 9in

Opening to bedroom three.

Wetroom

Suite comprising wet room shower with heated towel rail, tiled walls, wc, wash hand basin and upvc double glazed window to side aspect.

Bedroom One

13ft 7in (+bay) x 12ft 9in

Upvc double glazed bay window to rear aspect, radiator and wood effect flooring.

Ensuite

Modern wetroom with shower, panelled walls, wc, wash hand basin and upvc double glazed window to side aspect.

Bedroom Two

8ft 4in x 9ft 11in

Upvc double glazed window to side aspect, wood effect



flooring and radiator.

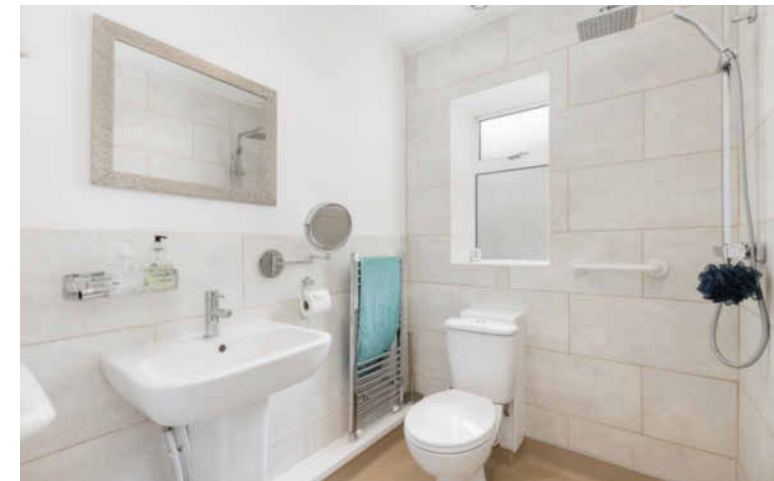
Bedroom Three

10ft 9in x 8ft 5in

Upvc double glazed window to side aspect, radiator, and wood effect flooring.

Outside

Externally to the front of property is a generous brick-weave driveway providing ample off-road parking and an enclosed patio to slabs. There is also gated access to the side elevation leading to the rear of the property, which is separated into two parts, all hard standing which provides ease of maintenance with a patio immediately in front of the conservatory and there is also a greenhouse and a couple of sheds. Enclosed by panelled fencing.





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 Bone Road, Drayton, Norwich, NR8 6EH

Located in the heart of Drayton village to the north of Norwich which is within easy reach of the city centre. Great transport links are available by both road and bus, and Norwich International airport is within commutable distance. In addition, several well-regarded schools can be found close by along with good local facilities and amenities. Situated within a maturing residential area is this three-bedroom detached bungalow which has been adapted by the current occupants to provide ease of maintenance externally but also to create a space for a disabled user to enjoy with multiple reception rooms, versatile conservatories and two wet rooms, one of which is an ensuite to the master bedroom.

Furthermore, the property would offer a straight move in feel with the added benefit of no upward chain! Internally the accommodation comprises of; entrance hall, living room, dining room, kitchen, three bedrooms, wet room, ensuite, and two conservatories. An internal viewing is highly recommended to fully appreciate the accommodation being offered!

Offers in excess of

£400,000

- Detached Bungalow
- Three Bedrooms
- Two Conservatories
- Designed To Be Disabled Friendly

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

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To find out more information or to arrange a viewing call

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