

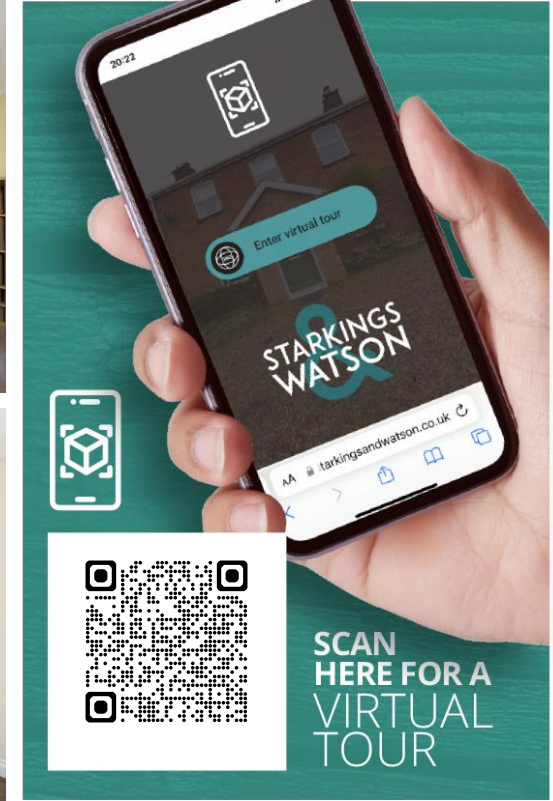
BEVERLEY WAY

Drayton, Norwich NR8 6RP

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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- Modernised & Extended Family Home
- Hall Entrance with W.C
- Sitting Room with Feature Fireplace
- Open Plan Kitchen/Dining Room
- Separate Garden/Family Room & Study
- Four Bedrooms
- Family Bathroom with Separate Shower
- Fully Landscaped Gardens

IN SUMMARY

NO CHAIN. Having been EXTENDED and MODERNISED in recent years, this 1600+ Sq. ft (stms) DETACHED HOME enjoys a HIGHLY VERSATILE LAYOUT, with a LARGE BRICK WEAVE DRIVEWAY enclosed within a WALLED FRONTAGE. A full re-wire and re-plumb took place in 2017, along with re-plastering. With LARGE ROOMS, a HIGH SPECIFICATION KITCHEN and NEUTRAL DECOR, the property stands on a good sized plot with a LANDSCAPED GARDEN which includes a PATIO SEATING AREA, and raised LAWN with a further patio and BRICK SHED. The accommodation comprises a hall entrance, W.C, 18' SITTING ROOM with wood burner, study, 26' KITCHEN/DINING ROOM, utility room and FAMILY ROOM which sits under a GLAZED ROOF LANTERN. Upstairs, FOUR BEDROOMS lead off the landing, along with a good sized FAMILY BATHROOM.

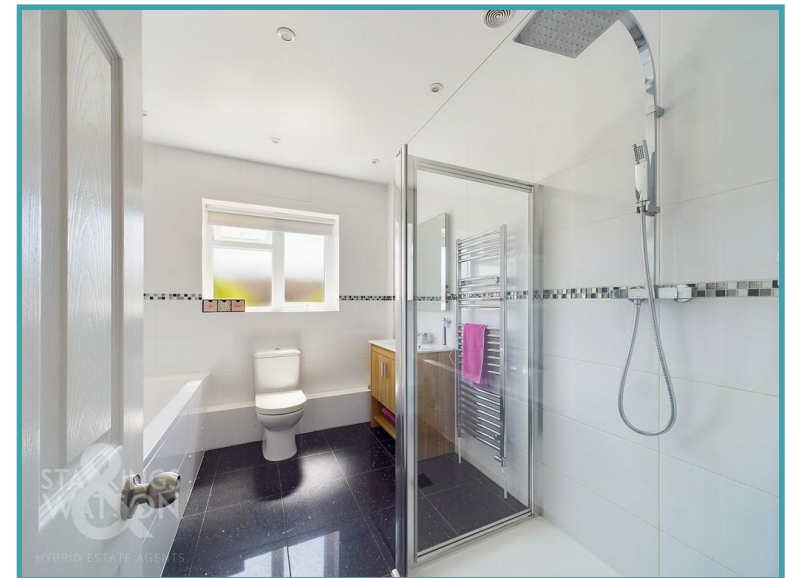
SETTING THE SCENE

Set back from the road, the expansive brick weave driveway offers ample parking, all nearly enclosed

within a brick walled frontage. Access leads to the integral garage, with a porch to the front.

THE GRAND TOUR

The hall entrance offers a tiled effect flooring, with stairs rising to the first floor with storage below. Doors lead off, starting with the W.C, complete with a two piece suite, port hole window and wood panelling. The sitting room features a wood burner which creates a focal point to the room, with a uPVC double glazed window to front. A door leads into the kitchen/dining room, a long room with French doors to the rear garden, space for a dining table, and a built-in breakfast bar. The high specification painted Ash wood kitchen offers ample cupboard storage and work surface space, including an inset electric ceramic hob and built-in electric oven. With a curved edge design on the corners, the kitchen also conceals the dishwasher and fridge freezer which are both integrated. Wood effect flooring runs underfoot, flowing seamlessly into the utility room, where there is further cupboard storage and space for laundry appliances. The family room leads off, set under a glazed roof lantern for excellent natural light, also finished with wood effect flooring, and French doors to the rear. Upstairs, the landing is carpeted and includes a cupboard and loft access hatch. Lastly is the study which leads off the hall entrance. The four bedrooms lead off, two with built-in wardrobes. The family bathroom completes the property, with a four piece suite including tiled walls, tiled floor, heated towel rail, built-in storage and a Rainfall shower.



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THE GREAT OUTDOORS

With a south facing aspect, the garden has been fully landscaped, including a patio seating area which sweeps across the width of the property, with an outside tap and lighting. The lawn is stepped up, with enclosed borders, and access to the brick built-shed which could be a home office or studio. The garage is integral with an electric roller door to front, power and lighting.

OUT & ABOUT

Drayton is a popular village situated to the north west of Norwich and conveniently located for access to Norwich International Airport. There is a wide range of amenities in the area including local shops, a post office, café and bakery, two public houses, doctors & dental surgeries and First and Middle Schools.

FIND US

Postcode : NR8 6RP

What3Words : ///slot.fended.mega

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.9ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area™</p> <p>1601.18 ft² 148.75 m²</p> <p>Reduced headroom</p> <p>20.75 ft² 1.93 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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