

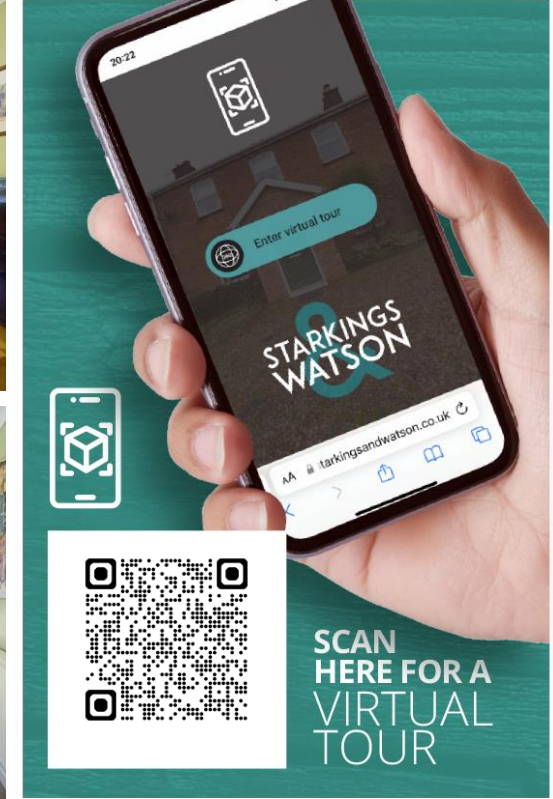
DRAYTON HIGH ROAD

Hellesdon, Norwich NR6 5BG

Freehold | Energy Efficiency Rating : C

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FOR SALE
PROPERTY



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STARKINGS
WATSON

- Extended Semi-Detached House
- 23' Open Plan Sitting/Dining Room
- 17' Extended Kitchen/Breakfast Room
- Three Double Bedrooms
- Family Bathroom
- Patio Area & Spacious Garden
- Ample Off Road Parking & Garage
- Perfect Family Home

IN SUMMARY

An EXTENDED and exceptionally well presented SEMI-DETACHED family home with high quality fixtures and fittings throughout the 1004 SQ. FT (stms) accommodation. Ideal for FAMILY LIVING, the 23' OPEN PLAN sitting/dining room opens into the extended living space formed by the BREAKFAST ROOM and KITCHEN - with INTEGRATED COOKING APPLIANCES. French doors lead into the PRIVATE REAR GARDEN. with a sizeable patio seating area complete with a large AWNING above. The first floor gives way to THREE DOUBLE BEDROOMS and FAMILY BATHROOM with shower above. The property is served by ample OFF ROAD PARKING leading to a brick GARAGE.

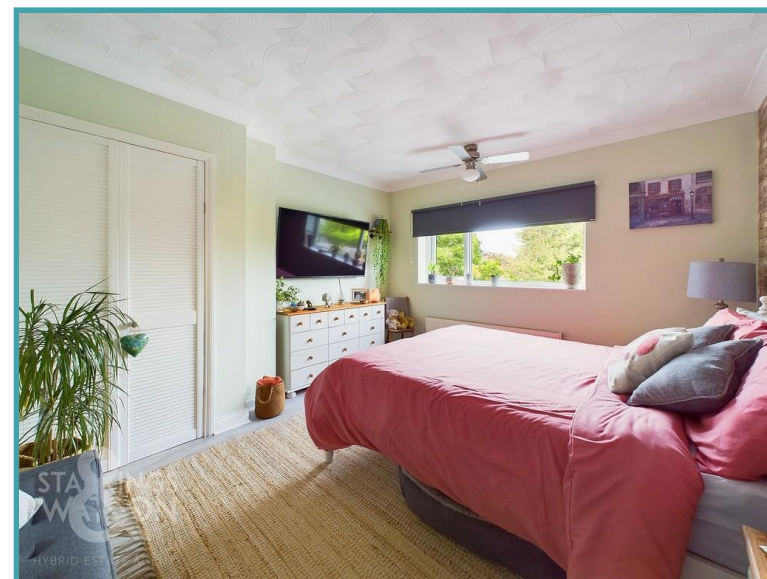
SETTING THE SCENE

Turning off the street through a low level brick wall opening, the tandem brick weave driveway provides ample space for off road parking with a low maintenance shingle frontage featuring mature hedged borders. The front door is accessed via a brick archway with covering above whilst to the side of the

property a timber gate leads further down the driveway towards the garage at the very rear.

THE GRAND TOUR

As you step inside the front door you are met with a light and airy entrance hall with tiled flooring running throughout into the kitchen with stairs leading towards the first floor complete with under stair storage. To your left is the generous 23' open plan sitting and dining room space complete with carpeted flooring and ample floor space for a choice of soft furnishings. Bay fronted uPVC double glazed windows sit to the front allowing natural light to flood into the space whilst a formal dining room can also be found towards the rear with French doors leading into the kitchen and breakfast room. Within this space is a wide range of wall and base mounted storage set around wood effect worktops with tiled splash backs, integrated four ring gas hob and double oven with extraction above, handy breakfast bar extending out through the worktops with floor space for a formal breakfast table. The first floor landing grants access to all three bedrooms, the larger of the bedrooms sits towards the front of the property, currently used as a dressing room with fitted wardrobes, feature fireplace and wood effect flooring this room would make a generous double bedroom. Currently the main bedroom sits at the rear of the property again with wood effect flooring, built in wardrobe and a rear facing aspect over the garden. The smaller of the three bedrooms can be found towards the front of the property, a smaller double or generous single, this room could also be used as a study or nursery if required.



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THE GREAT OUTDOORS

Stepping out via the French doors from the breakfast room you are met with a flagstone patio area with large timber awning above ideal for entertaining family and friends with external power. Through from here is the main low maintenance garden space complete with driveway running towards the rear where a brick garage can be found. and predominantly shingled space with mature hedge borders and planting for a colourful setting whilst at the very rear of the garden through a timber gate is a lawned garden space with private patio seating area and access door into the brick garage.

OUT & ABOUT

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

FIND US

Postcode : NR6 5BE

What3Words : ///wisdom.flat.task

VIRTUAL TOUR

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

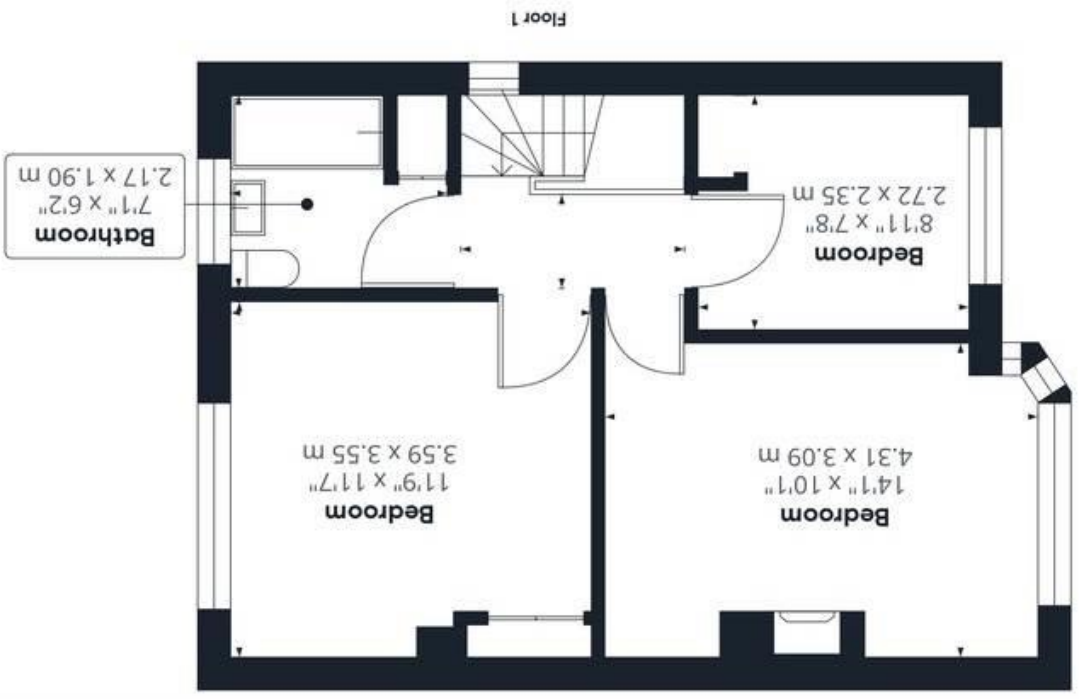
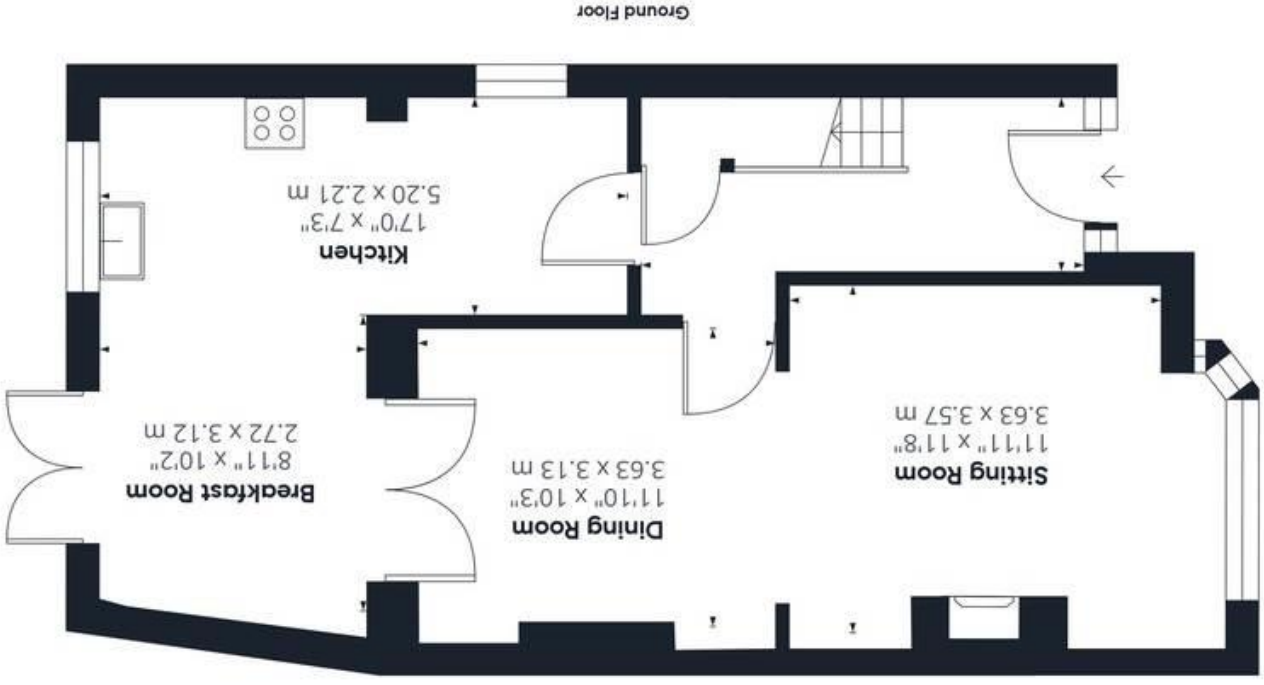
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Price:



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Approximate total area^{††}
 1004.49 ft²
 93.32 m²

(††) Excluding balconies and terraces.

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.