

# Arnolds | Keys



**2 Fullers Loke, Drayton, NR8 6HG**

**Price Guide £725,000**

- STUNNING FAMILY HOME
- FOUR BATHROOMS
- THREE RECEPTION ROOMS
- IMPRESSIVE REAR GARDEN
- FOUR BEDROOMS
- LOCATED ON A PRIVATE ROAD
- DOUBLE GARAGE & TWO DRIVEWAYS
- SOUGHT AFTER LOCATION



# 2 Fullers Loke, Drayton NR8 6HG

\*\*\* STUNNING EXECUTIVE DETACHED HOME \*\*\* Arnolds Keys are delighted to offer this beautiful four bedrooms, four bathroom executive detached family home, located on a private drive opposite open fields in the sought after suburb of Drayton.

This stunning home offers approximately 2419 SQ Ft of accommodation with fantastic living spaces and generous bedrooms.

The accommodation is bright and airy and with the ground floor comprising a welcoming entrance hall, spacious bay fronted lounge with exposed brick fireplace and traditional oak beam mantle. Leading on from the lounge is the second reception room which is currently used as a dining room and the well placed garden room enjoys the views of the rear garden.

The kitchen/dining room is a fantastic entertaining space and offers everything the modern family requires. It has a selection on integrated appliances and access to a utility room at the side which also leads into the double garage, the rear garden and access to the front drive.

A well proportioned home office and cloakroom complete the ground floor.



Council Tax Band: F



#### Entrance Hall

Fitted carpet, radiator, stairs to first floor, double storage cupboard, doors to all rooms.

#### Lounge

Double glazed bay window to front, fitted carpet, radiator x2, exposed brick fireplace with oak mantle and wood burner effect gas fire, double doors to dining room, doors to garden room.

#### Garden Room

Karndean flooring, radiator, spotlights, doors to garden, double glazed windows to rear and side, x2 velux windows, x2 LED lights under the soffits providing lighting to the garden.

#### Reception Room

Fitted carpet, doors to garden, double doors to kitchen/dining room, radiator.

#### Kitchen/dining room

Tiled flooring, range of fitted base and wall units with rolled edge work surfaces over, integrated dishwasher, fridge and freezer, double oven, gas hob and extractor, tiled splash backs, radiator x2, spotlights, door to utility, door to hall, under cupboard lighting.

#### Utility Room

Tiled flooring, range of fitted base and wall units with rolled edge work surfaces over, plumbing and space for washing machine, space for tumble dryer, sink drainer unit, doors to garden, integrated garage and front driveway, access to loft space, radiator, spotlights.

#### Home Office

Fitted carpet, double glazed window to front, radiator.

#### Cloakroom

Karndean flooring, low level W/C, pedestal wash basin, part tiled walls, radiator, obscured double glazed window to side, spotlights.

#### Galleried Landing

Fitted carpet, double glazed window to front, doors to all rooms, airing cupboard, access to loft.

#### Bedroom One

Fitted carpet, double wardrobes, radiator, double glazed window to rear, door to en suite.

#### En suite

Karndean flooring, low level W/C, pedestal wash basin, shower cubicle with rain drop effect shower, part tiled walls, heated towel rail, light up mirror, radiator, obscured double glazed window to rear, extractor, spotlights.

#### Bedroom Two

Fitted carpet, radiator, double glazed window to front, walk in cupboard, door to en suite.

#### En suite

Karndean flooring, low level W/C, pedestal wash basin, shower cubicle. light up mirror, part tiled walls, extractor, spotlights.

#### Bedroom Three

Fitted carpet, radiator, double glazed window to rear, door to en suite.

#### En suite

Karndean flooring, low level W/C, pedestal wash basin, shower cubicle, part tiled walls, obscured double glazed window to side, extractor, radiator, spotlights, mirror.

#### Bedroom Four

Fitted carpet, radiator, double glazed window to front, x3 double, built in wardrobes.

#### Family Bathroom

Karndean flooring, panelled bath, shower cubicle, low level W/C, bidet, pedestal wash basin, part tiled walls, radiator, spotlights, extractor, obscured double glazed window to rear.

#### Double Garage

Integrated access to the property, power and lighting, electric up and over door, mezzanine storage space.

#### Outside Front

Brick weave driveway leading to double garage and side of the property, providing off road parking for multiple vehicles. Landscaped frontage with brick weave walkway, picket fencing, shingled and artificial grass areas, gated side access, porch entrance.

#### Outside Rear

Landscaped rear gardens mainly laid to lawn, hardstanding patio and walkway, paved seating



area with pergola, outside lighting, outside tap, timber fencing, timber farmed storage shed, range of mature, plants, trees and shrubs, single gated access on what side of the property and double gated access on the other side.

#### AGENTS NOTE

There is a pumping station owned by Anglian Water located at the front of the property at the edge of the boundary.











## Viewings

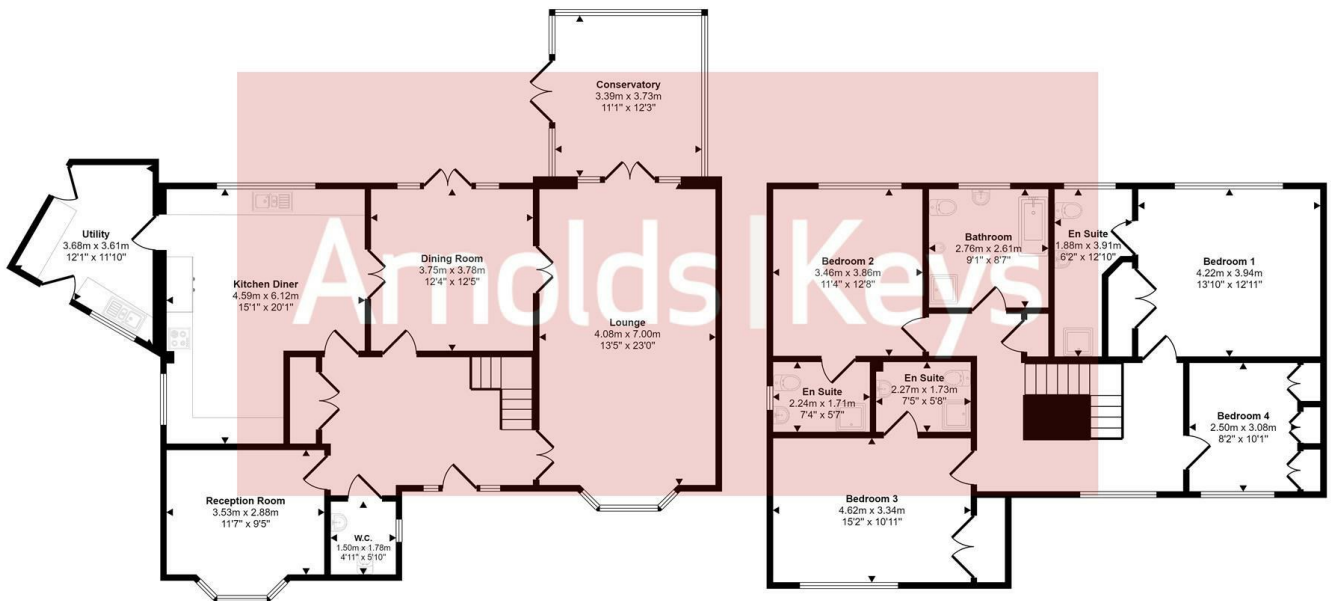
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
225 sq m / 2418 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.