

FREEHOLD



House - Semi-Detached

8 WENSUM WALK, DRAYTON, NR8 6AS

£240,000

FEATURES

- No Chain
- Garden Room
- Electrical Certificate
- Appliances Included
- Garden
- Two Double Bedrooms
- Boiler Fitted 2023
- Garage and Driveway
- Edge of Development
- Cul De Sac



2 Bedroom House - Semi-Detached located in Drayton

Description

Guide Price £240,000 - £250,000. Two double bedroom semi detached house tucked in a cul de sac position on the edge of the development. The property is being offered to the market with no onward chain and benefits from having a garage and a generous garden room to the rear as well as a replaced boiler in 2023. Appliances to be included in the sale are a built in oven, hob and cooker hood, fridge freezer, dishwasher and washing machine that was purchased in 2023. Upon entering the home into the entrance hall there are doors to the kitchen and the living room. From the living room there are stairs to the first floor and doors into the garden room. Upstairs off the first floor landing are doors to the bathroom (with a storage cupboard) and the two double bedrooms. Externally the rear gardens are mainly laid to artificial lawn with a patio area and there is a side access gate to the garage and driveway. There is also a small garden to the front. The property is well located for amenities and facilities including schooling for all ages, both state and private, shopping facilities and health centres to name a few. There are regular public transport links and the property is a short drive away from the Northern Bypass which in turn leads to all links out of Norwich and Norfolk.

Entrance Hall

Radiator and doors to:

Kitchen

8'10" x 8'3"

Fitted with a range of base and wall units, complimented with wooden effect work tops. Appliances to be included in the sale include a built in oven, hob and extractor, dishwasher, fridge freezer and washing machine that was purchased in 2023. Tiled splash backs and window to front.

Sitting/Dining Room

15'9" x 11'10"

Radiator, stairs to first floor, window to rear and double doors to:

Garden Room

11'1" x 8'

Pitched roof with light and ceiling fan, Porcelain tiled floor, windows to all aspects and double doors to rear.

First Floor

Landing

Doors to:

Bathroom

Fitted with a panelled bath with shower over, low level W.C, sink in vanity unit, tiled splash backs, storage cupboard, radiator and window to front.

Bedroom Two

12' x 5'8"

Radiator and window to front.

Bedroom One

11'10" x 11'10"

Radiator and window to rear.

Rear Garden

The rear garden is fully enclosed with a side access gate to where the garage and driveway are located. The gardens are mainly laid to artificial lawn with a patio area, and they retain a good degree of privacy.

Garage and Parking

With power and light and up and over door. There is also space on the driveway for two to three cars.

Front

There is a small garden to the front and a access path that leads to the front door.



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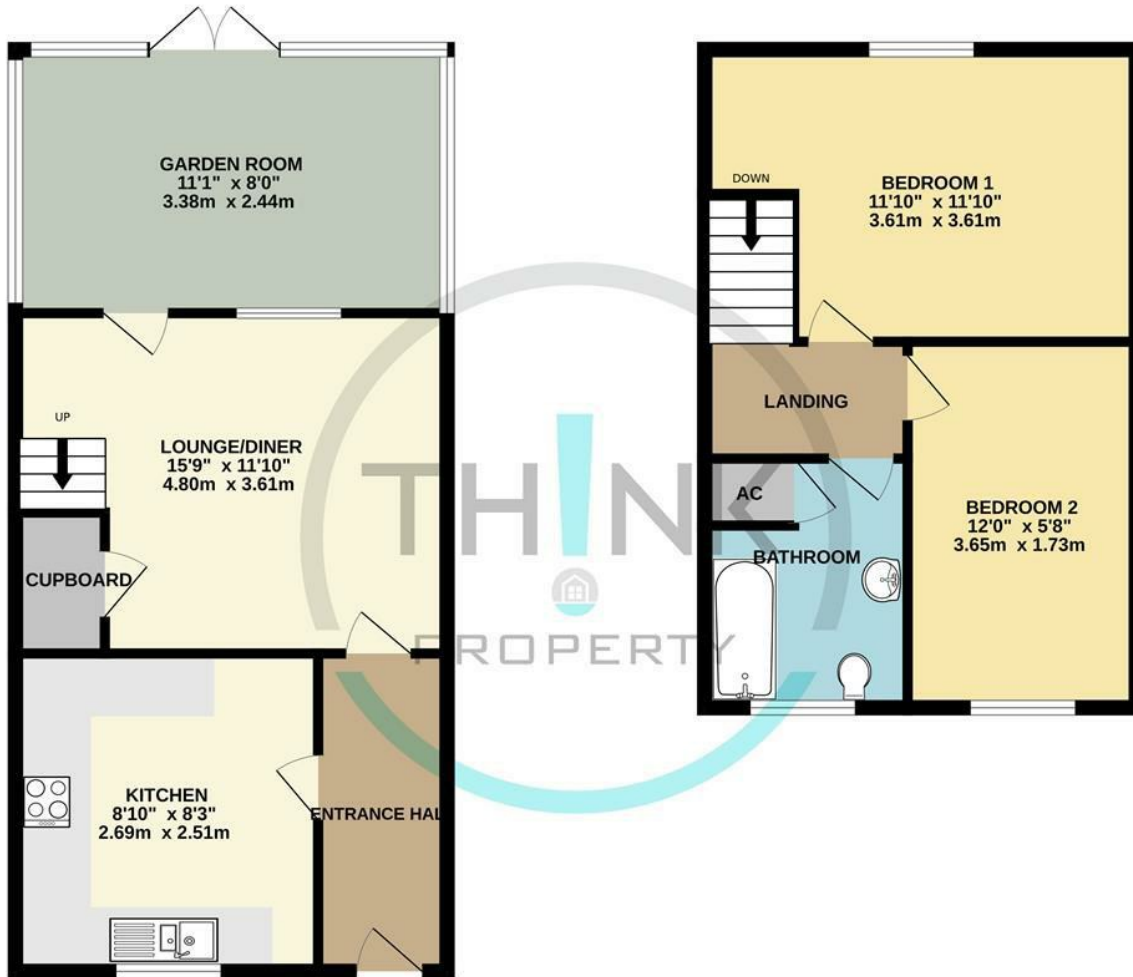
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

