

FREEHOLD



House - Detached

# 56 BADGERS BROOK ROAD, DRAYTON, NR8 6EY

Price Guide

## £425,000

### FEATURES

- 4/5 bedrooms
- En-suite bathroom
- Detached
- Downstairs WC
- Garage conversion
- Kitchen/breakfast room
- Sliding patio doors
- Two reception rooms



# 4 Bedroom House - Detached located in Drayton

## Description

This executive four/five bedroom detached family home is situated in the highly sought after area of Drayton, just outside of Norwich. The property consists of entrance hall, sitting room, dining room, snug/bedroom five, kitchen family room, and cloakroom all on the ground floor; on the first floor there are four bedrooms with ensuite to master, and family bathroom. This property also has off road parking for two cars, and enclosed rear garden with side access gate. Call now to view 01603 338433.

## Entrance Hall

Front entrance door, stairs to first floor, doors to sitting room, snug, WC, Kitchen/Breakfast room and cupboard.

## Sitting Room

17'1 x 10'6

Window to front, double doors to both entrance hall and dining room.

## Dining Room

12'6 x 10'6

Double doors to sitting room, sliding doors to rear and door to kitchen/breakfast room.

## Kitchen/Breakfast Room

22'1 x 13'2

Fitted range of base and wall mounted units, double aspect windows to side and rear, door to side.

## WC

Two piece suite comprising WC and hand wash basin.

## Snug/Bedroom 5

16'5 x 7'8

Window to front.

## Landing

Stairs to ground floor, doors to all bedrooms, airing cupboard, and bathroom.

## Principal Bedroom

15'1 x 10'5

Window to front, door to ensuite bathroom, and double doors to built-in wardrobe.

## Ensuite

Three piece suite comprising low level WC, sink unit, and shower cubicle.

## Bedroom Two

14'2 x 9'0

Window to front, doors to built-in wardrobe.

## Bedroom Three

10'8 x 8'11

Window to rear, double doors to built in wardrobe.

## Bedroom Four

10'7 x 7'7

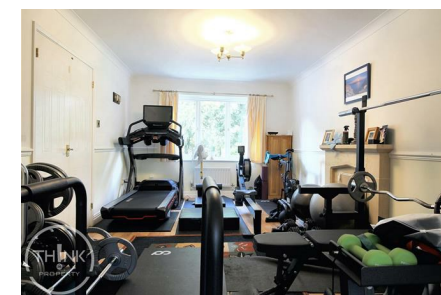
Window to rear.

## Bathroom

Three piece suite comprising WC, hand wash basin, and bath, window to rear.

## Outside

Outside the property the front garden is approached by a driveway providing off road parking for two cars. The property features an enclosed rear garden with side access gate to a paved patio area and steps leading to a raised lawn area with further patio.



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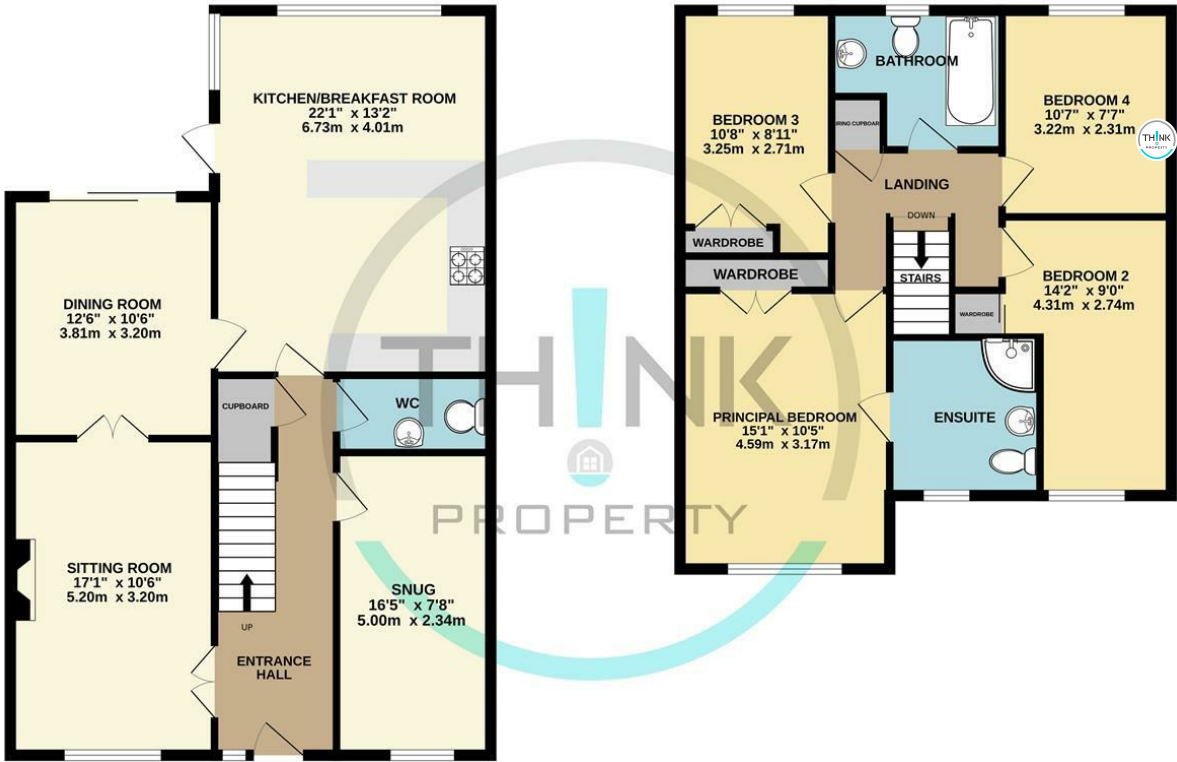
Call us on  
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Council Tax Band  
**E**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

