

FREEHOLD



House - End Terrace

ACRES WAY, DRAYTON

Price Guide

£240,000

FEATURES

- Guide £240,000 - £250,000
- Three bedrooms
- End terrace house
- Bay fronted lounge
- Conservatory
- Generous rear garden
- Garage & Parking
- Ideal first purchase



3 Bedroom House - End Terrace located in Drayton

Located in the charming neighbourhood of Acres Way, Drayton, this beautifully presented three-bedroom end terrace house offers a delightful blend of comfort and modern living. The property boasts an open plan layout that enhances the sense of space and light throughout.

Upon entering, you are greeted by a hallway leading to the bay fronted lounge which seamlessly flows into the kitchen diner, creating an inviting atmosphere perfect for both relaxation and entertaining. The addition of a conservatory further enriches the living space, providing a tranquil spot to enjoy the garden views.

The first floor comprises three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office. A thoughtfully designed bathroom completes this level, ensuring convenience for all residents.

Outside, the generous enclosed rear garden is mainly laid to lawn, offering a perfect setting for outdoor activities or simply unwinding in the fresh air. A hard standing patio area provides an excellent space for al fresco dining or summer barbecues. Access to the rear leads to a single garage and additional parking, a valuable feature in this sought-after area.

This property is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a friendly community. With its appealing features and prime location, this end terrace house is sure to attract interest. Do not miss the chance to make it your own.

Entrance Hall

Fitted carpet, radiator, stairs to first floor, door to lounge.

Lounge

17'4" x 11'3"

Double glazed bay window to front, radiator x2, fitted carpet, storage cupboard, opening to kitchen, door to conservatory, double glazed window to conservatory.

Kitchen/dining room

14'6" x 7'8"

Range of fitted base and wall units with work surfaces over, plumbing and space for washing machine, integrated oven, hob and hood, tiled splash backs, double glazed window to rear, space for free standing fridge freezer, pantry style cupboard, wall mounted gas boiler.

Conservatory

8'7 x 8'8

Laminate wood flooring, door to garden.

Landing

Fitted carpet, doors to rooms, access to loft space, double glazed window to side.

Bedroom one

12'3 x 8'2

Fitted carpet, double glazed window to front, radiator.





NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



Bedroom two

10'10 x 8'1

Fitted carpet, double glazed window to rear, radiator.

Bedroom three

9'4 x 6'2

Fitted carpet, radiator, double glazed window to front.

Bathroom

Laminate wood flooring, panelled bath with shower attachment, pedestal wash basin, low level W/C, radiator, tiled splash backs, obscured double glazed window to rear.

Outside

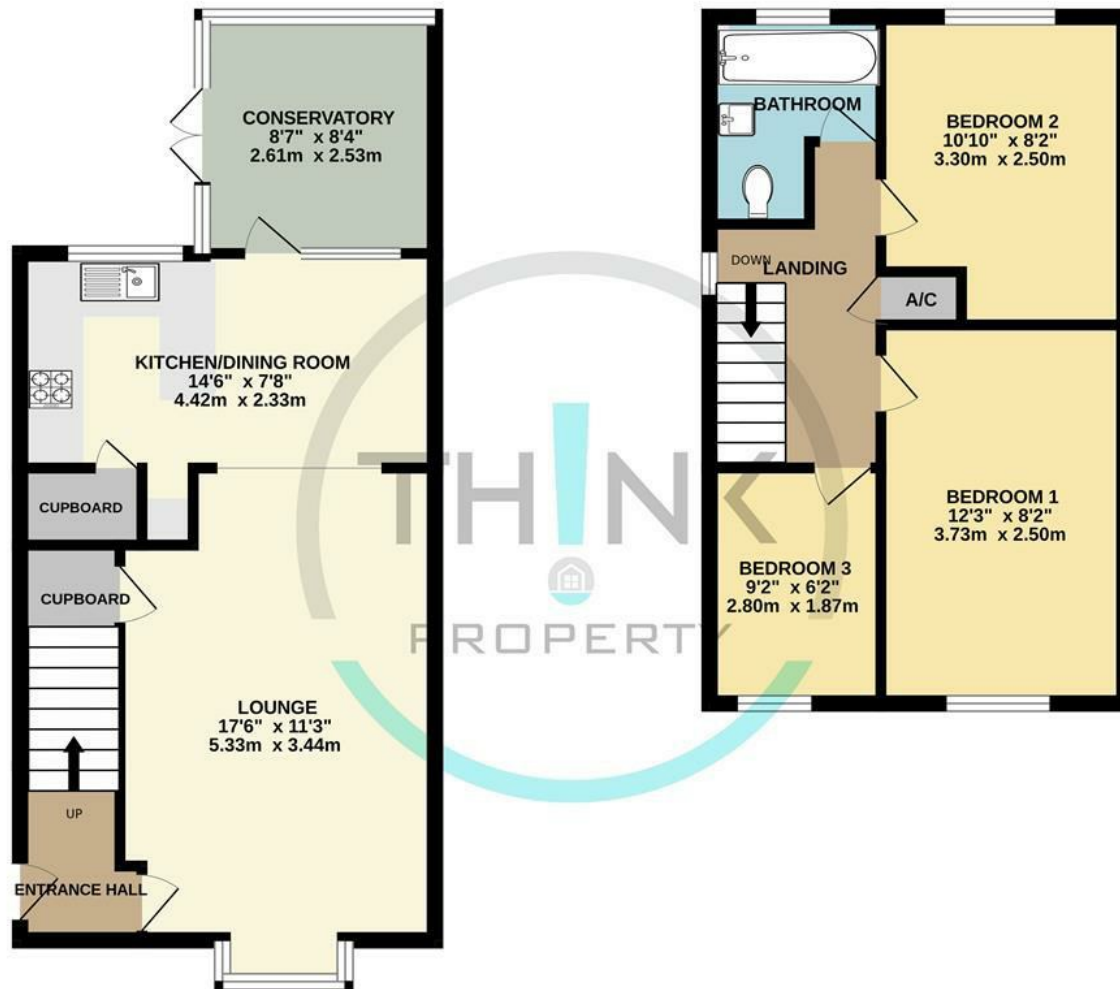
Front gardens laid to lawn with shingled area and flower borders.

The rear garden is generous and mainly laid to lawn with hard standing patio area, perfect for outside dining. There is a range of mature plants and shrubs, timber fencing and gated access leading to the single garage and parking.



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.
Made with Metropix 5/2025

Call us on

01603 338433

norwich@thinkproperty.ltd
<https://www.thinkproperty.ltd/>

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

