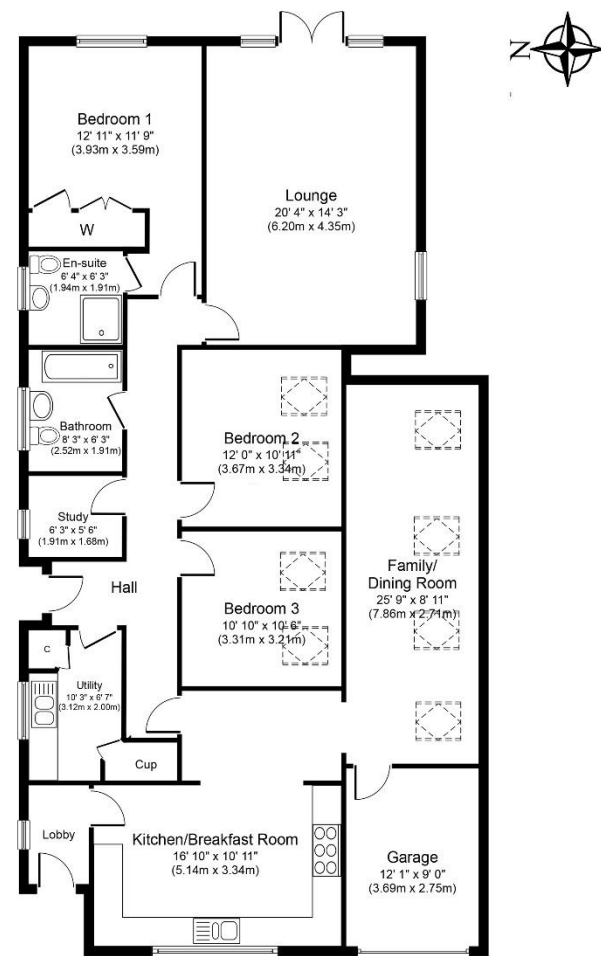


George Drive, Drayton
OIEO £450,000 - Freehold



Approximate Floor Area
1,623 sq. ft.
(150.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended & Improved Detached Bungalow
- Highly Sought After Drayton Position
- Three/Four Bedrooms With An En-Suite To Master
- 20ft Lounge & 25ft Dining/Family Room
- Open Plan Kitchen/Breakfast Room
- Modern Family Bathroom Suite
- Substantial Plot Approaching 1/4 Acre
- Garage/Store & Ample Parking
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band D

Description

Iconic estate agents are delighted to offer for sale this well presented detached family home which offers space in abundance and lateral living on a substantial plot.

The extended and improved detached bungalow boasts generous accommodation which comprises; entrance lobby that opens up onto the open plan kitchen/breakfast room that offers a range of wall and base units with work surface over and integrated appliances which included a dish washer, fridge freezer and range oven. The kitchen opens up into the family/dining room which extends to in excess of 25ft and offers Velux windows and a door which leads through to the garage/store room. The inner hall way gives access to the three double bedrooms, study/bedroom 4, modern family bathroom suite, utility room and lounge. The master bedroom boasts an en-suite shower room, fitted wardrobes and views over the substantial rear garden.

The family bathroom offers a modern three piece family bathroom suite with a shower over the bath, while the utility room offers two storage cupboards some wall and base units with a work surface with sink over and plumbing for the washing machine and tumble dryer. The 20ft lounge has dual aspect windows and French doors which overlook the garden to the rear.

Outside

Outside to the front there is ample parking via a shingled driveway and access to the store/garage along with gated access to the rear. The substantial fence enclosed rear garden offers a spacious sandstone patio and generous lawn with the whole plot approaching 1/4 acre.

Location

Drayton is a popular village that lies 4.3 miles West of Norwich and offers easy access to the NDR and A47. The village offers a host of amenities including a Tesco superstore, pharmacy, doctors' surgery and Vets. There is also a range of popular local eateries and a regular bus service.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax D

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road. Turn right into Carter Road and take the first left onto George Drive and follow the road along where the property can be found on the right hand side.

