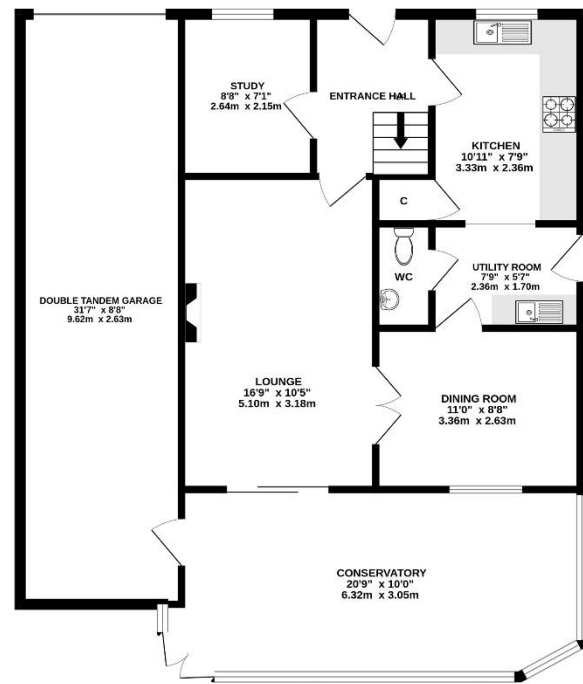




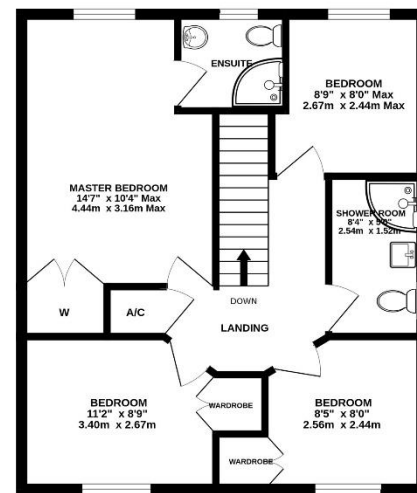
ICONIC
ESTATE AGENTS

Cricket Close, Drayton
£400,000 Freehold

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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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.

- Well Presented Detached Family Home
- Four Bedrooms
- Kitchen & Separate Utility Room
- Spacious Lounge
- Study, Conservatory & Dining Room
- Re-Fitted Shower Room & En-Suite
- 31ft Tandem Length Double Garage & Driveway
- Enclosed Rear Garden & Summer House
- Cul-De-Sac Location
- EPC Rating C / Council Tax Band D

Description

Iconic estate agents are delighted to bring to the market this deceptively spacious detached family home, located in a sought after Cul-De-Sac location in Drayton.

The detached family home offers space in abundance with the internal accommodation comprising; entrance hall with stairs rising to the first floor, study, kitchen with a separate utility and cloakroom, dining room with French doors leading through to the 16ft lounge that also boasts patio doors which lead through to the 20ft conservatory overlooking the rear garden and gives an access door through to the 31ft tandem garage.

Upstairs there are four bedrooms and a recently re-fitted shower room off the landing with three of the bedrooms boasting fitted wardrobes with the master offering a re-fitted en-suite shower room.

Outside

Outside to the front there is a shingled garden, a driveway and an attached 31ft tandem double garage.

To the rear there is a fence enclosed garden with an artificial grass lawn area, raised beds and a substantial sandstone patio area ideal for entertaining and a recently re-clad summer house.

Location

The property is located within easy access of the Longdale recreation ground.

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 C

Tenure

Freehold

Directions

From Reepham Road, take the first turning into Thorpe Marriott onto Longdale. Take the second turning right into Cricket Close where the property can be found on the right hand side.

