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Costessey Lane, Drayton  
£565,000 Freehold



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.

- Individually Built Detached Family Home
- Four Generous Bedrooms
- Open Plan Kitchen/Family Room
- Bay Fronted Sitting Room With Fireplace
- Dining Room
- Utility Room, Study & Downstairs Cloakroom
- Modern Family Bathroom
- Separate Shower/Wet Room
- Mature Rear Garden
- Driveway & Tandem Length Garage
- Requested Drayton Location
- EPC Rating C / Council Tax Band E

## Description

Iconic are pleased to bring to the market this stunning four bedroom detached home in Drayton.

Located on Costessey Lane this family beautiful family home has been tastefully updated throughout and also features a generous mature garden to the rear.

The accommodation comprises; entrance hallway with staircase rising to the first floor, a downstairs cloakroom and storage cupboard with further doors leading to all rooms. To the front aspect there is a sitting room/snug with feature fireplace and a bay window to the front aspect. Also located from the hallway is a study/home office and a dining room with a further door which gives access to the utility room. To the rear aspect there is an attractive family room/kitchen area perfect for entertaining. The kitchen is fitted with a range of modern wall and base units with walnut work surfaces above and ample space for appliances. The sitting room/family room has a continuation of the wooden flooring from the kitchen and features a stunning roof lantern with bi-folding doors which lead to the rear garden.

To the first floor there is a spacious landing which has doors leading to all the principal rooms, an airing cupboard and window to the side aspect. There are four well-proportioned bedrooms with the master bedroom benefitting from a range of built in wardrobes. The family bathroom has been re-fitted to offer a three-piece white suite which comprises of a low level WC, hand wash basin with vanity unit beneath and a roll top free-standing bathtub. There is also a separate shower/wet room located from the landing.

## Outside

Outside to the front aspect there is a block paved driveway which provides ample off road parking and also leads to the tandem garage with up and over door, furthermore there are also mature raised flower beds and an access gate to the side aspect. To the rear there is a mature garden which is mainly laid to lawn with flower and shrub borders. There is also a generous seating area with pergola and a further garden to the rear with a large timber shed which is all enclosed by timber fencing

## Location

Drayton is a popular village that lies 4.3 miles West of Norwich and offers easy access to the NDR and A47. The property is a short walk away from the centre of Drayton which offers a host of amenities including a Tesco superstore, pharmacy, doctors' surgery, park, two public houses and café's. There is also 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

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn left into Costessey Lane where the property can be found on the right hand side.

