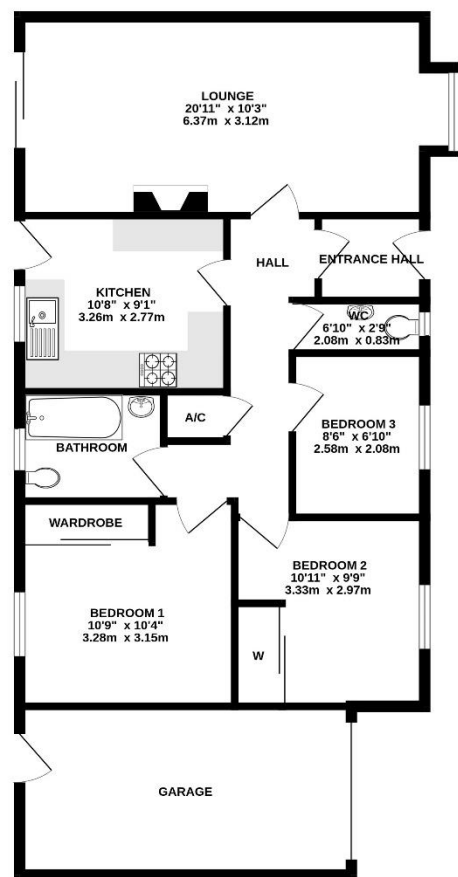


GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (82.9 sq.m.) approx.  
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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ICONIC  
ESTATE AGENTS

George Close, Drayton  
OIEO £325,000 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.

- Deceptively Spacious Detached Bungalow
- Entrance Hallway
- Re-Fitted Luxury Kitchen
- Spacious 21ft Bay Fronted Lounge/Diner
- Three Bedrooms
- Modern Bathroom Suite
- Enclosed Rear Garden
- Garage & Driveway
- Sought After Drayton Cul-de-Sac Location
- EPC Rating D / Council Tax Band C

## Description

Iconic estate agents are delighted to bring to the market, this well presented detached bungalow in a rarely available cul-de-sac position in Drayton.

The property has been updated by the current owner and boasts accommodation that comprises; entrance hall, spacious 21ft bay fronted lounge/diner, re-fitted luxury kitchen, modern three piece family bathroom suite, re-fitted cloakroom and three bedroom

## Outside

Outside to the front there is an enclosed lawn garden, driveway and attached single garage. To the rear there is an enclosed garden which is laid to lawn and fence enclosed with a side access gate.

The property is located within easy access of the amenities that Drayton has to offer and the vendor has found a property so early viewings are strongly advised to appreciate the space and finish on offer.

## 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 C

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn right into Carter Road and take the first turning left onto George Drive and left into George Close where the property can be found on the left hand side.

