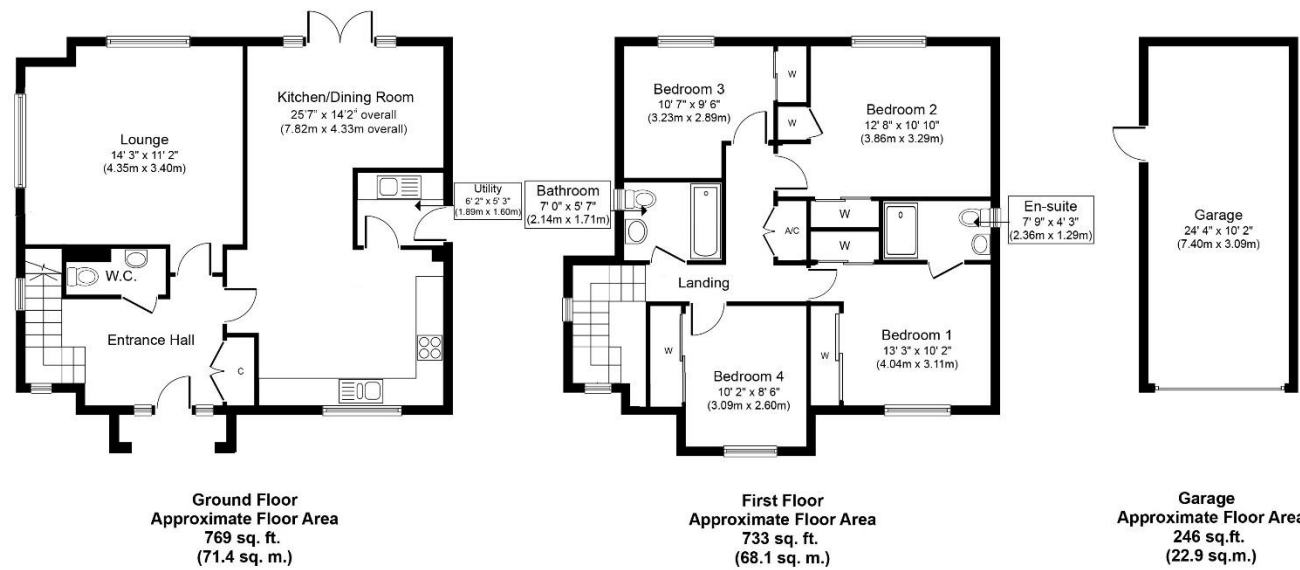




**ICONIC**  
ESTATE AGENTS

Sidney Bunn Way, Drayton  
OIEO £450,000 Freehold



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.



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.

- Almost New Executive Detached Home
- Four Double Bedrooms
- Luxury 24ft Open Plan Kitchen/Dining Room
- Dual Aspect Lounge
- Downstairs Underfloor Heating

- Generous Enclosed Rear Garden
- Sought After Drayton Location
- Well Presented Throughout
- Close To Local Amenities
- EPC Rating B / Council Tax Band E

## Description

Iconic estate agents are delighted to offer for sale this almost new detached family home situated in the desirable "Norfolk Holmes, Wensum View" development in Drayton, Norwich.

The exceptional detached family home is offered with NO ONWARD CHAIN and boasts accommodation which comprises; spacious entrance hall with a feature staircase with glass balustrade that rises up to the first floor. The entrance hall boasts underfloor heating and doors to the lounge, two piece cloak room and the open plan kitchen/dining/family room. The 14ft lounge boasts dual aspect windows giving a light and airy feel to the room. The downstairs accommodation is completed by the 25ft open plan Kitchen/dining area with French doors leading out onto the enclosed lawn garden. The kitchen area houses a selection of wall and base units with work surface over and integrated appliances. There is also a door which leads through to the separate utility room.

Upstairs there are four double bedrooms and a three piece family bathroom suite off the landing with all of the bedrooms boasting fitted wardrobes and the master benefitting from an en-suite shower room

## Outside

Outside there is parking to the side of the property via the driveway which gives access to the single garage. To the rear of the property there is a fence enclosed lawn garden with patio area and views over the protected woodland behind.

The property offers underfloor heating throughout the downstairs along with fibre broadband and boasts a high spec finish of solid oak finished doors.

## 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. The property is located within easy access to the heart of Drayton village which boasts local amenities that include a village hall and sports social club, two cafés, two pubs a doctor's surgery, two schools and a selection of shops.

## 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

## Agents Notes:

There is an annual ground maintenance charge of £114.56.

## Directions

Leave Norwich via the Drayton Road heading towards Drayton. Turn left into Sidney Bunn Way where the property can be found indicated by our For Sale Board.

