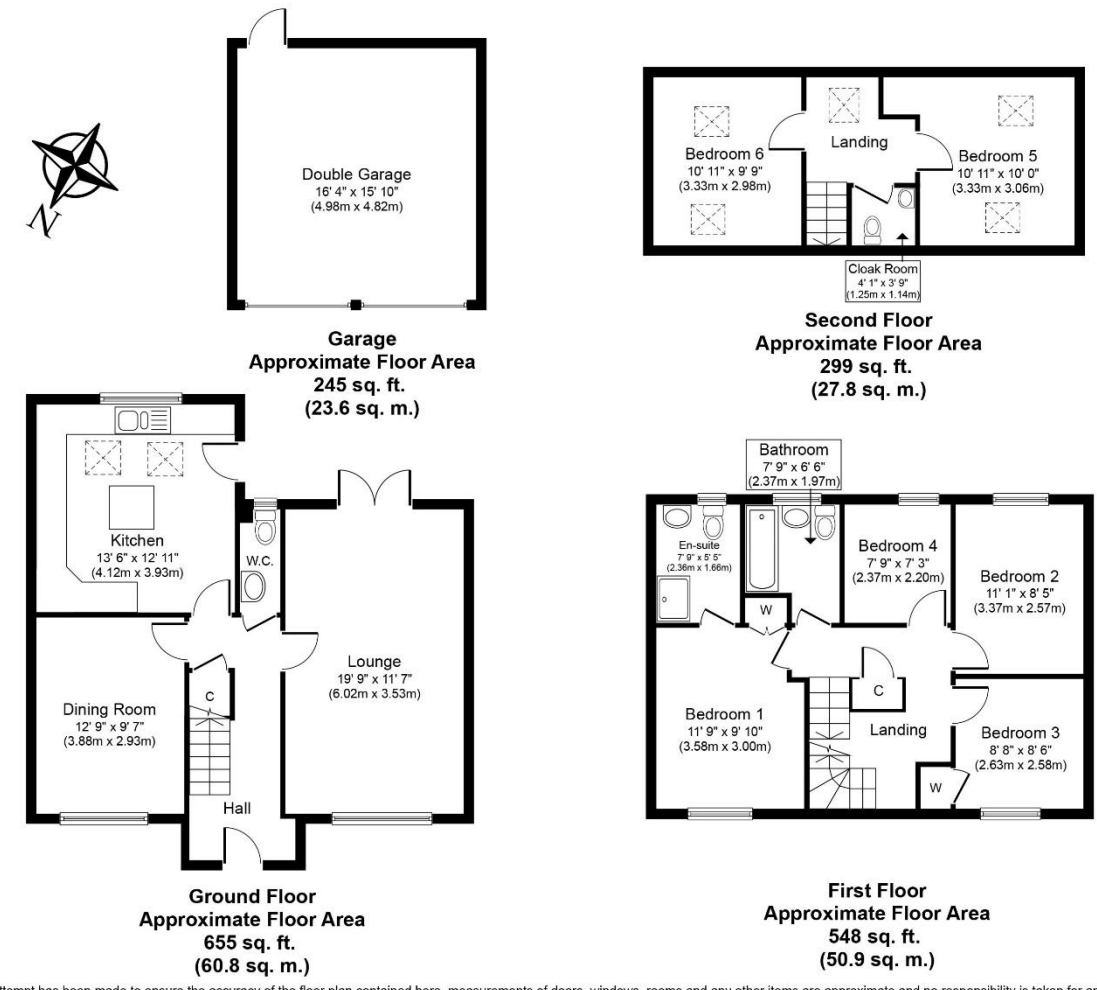


Longdale, Drayton
£495,000 - Freehold



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.

- Immaculately Presented Family Home
- Spacious Accommodation Over Three Floors
- Five/Six Bedrooms With En-Suite To Master
- Modern Kitchen With Central Island
- Generous Lounge
- Dining Room/Bedroom Four/Office
- Re-Fitted Family Bathroom
- Two Further Cloakrooms
- Double Garage & Driveway
- Mature Private Sunny Rear Garden
- Close To All Local Amenities
- EPC Rating C / Council Tax Band E

Description

Iconic are pleased to bring to the market this substantial three storey family home in Drayton.

Offering versatile accommodation across three floors, this beautiful home offers six well-proportioned bedrooms and early viewing is essential to avoid missing out.

The accommodation comprises of; entrance hallway with stairs rising to the first floor, a downstairs cloakroom and further doors which lead to all rooms. The sitting room is generous in size with a window to the front aspect and French doors which lead to the rear garden, additionally there is a large built in entertainment unit with additional storage. To the front aspect there is a good sized separate dining room which could also be utilised as a snug/bedroom four or a home office if needed.

The kitchen/breakfast room offers a range of built in units with additional integrated appliances, a central breakfast island and space for a large American style fridge/freezer. The Velux windows flood the space with light and makes this a great entertaining space!

To the first floor there is a spacious landing with a n airing cupboard, further stairs leading to the second floor and doors which lead to all other rooms. The master bedroom benefits from a built-in wardrobe and has a modern fitted three-piece en-suite shower room. There are three further well-proportioned bedrooms with one offering built in wardrobe space and a re-fitted family bathroom suite. To the second floor there is another landing which serves as access to the two further bedrooms and a cloakroom.

Outside

To the outside the property has an enclosed front garden with a driveway offering ample car parking which also gives access to the double garage. The double garage is 16' in width, has full electric, plumbing for a washing machine and a fitted sink. The garage also benefits from ample overhead storage and there is a fitted car charge point with a further timber gate accessing the rear garden.

To the rear the beautiful non overlooked South Easterly garden is well stocked with mature flower and shrub borders and enclosed by timber fencing. There is also a covered patio area perfect for seating and ample space for sheds and greenhouses.

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 and doctors' surgery. There is also a range of popular local eateries and a regular bus service. Additionally, there are good infant, primary and high schools in the area.

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 E

Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road through Hellesdon. Take the first turning into Thorpe Marriott onto Longdale where the property can be found on the left hand side indicated by our For Sale Board

