

The Moors, Drayton  
£260,000 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.

- End of Terrace House
- Immaculately Presented Throughout
- Two Bedrooms With Master En-Suite
- Kitchen/Dining Room
- Spacious Lounge
- Modern Family Bathroom Suite
- Rear & Side Gardens
- Allocated Parking
- Requested Location
- EPC Rating D / Council Tax Band B



## Description

We are delighted to market this two bedroom end terraced home located in Drayton.

Situated on a very popular modern development, this great home has been modernised to a high standard throughout by the current owners and viewing is advised!

The accommodation comprises; entrance hallway with stairs rising to the first floor and door leading to the sitting room. The sitting room is generous in size measuring in excess of 17' and also offers a storage cupboard. Located to the rear of the property, the kitchen/dining room spans the width of the home and is fitted with a range of high quality wall and base units with work tops above, there is also ample space for a dining table and sliding doors which lead to the rear garden.

To the first floor there is a good size master bedroom with built in wardrobes and an en-suite shower room. The en-suite is modern and comprises of a shower cubicle, W/c and a hand wash basin. There is a second double bedroom located to the rear aspect. Furthermore, there is a modern family bathroom with three piece white suite.

## Outside

Outside to the rear aspect there is a pretty lawn garden flanked by mature flower and shrub borders with timber fencing.

Additionally, there is a side garden which is ideal for a shed and vegetable plot with access gate to the front. To the front aspect there is allocated parking for two cars. There is also an electric car charging point.

## 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 B

## Tenure

Freehold

## Directions

Leave Norwich on the Reepham Rd and continue through Hellesdon. Turn left into School Road and right into Badgers Brook Road. Continue along and turn left into The Moors where you follow the road round to the left and the property can be found on the left hand side.

