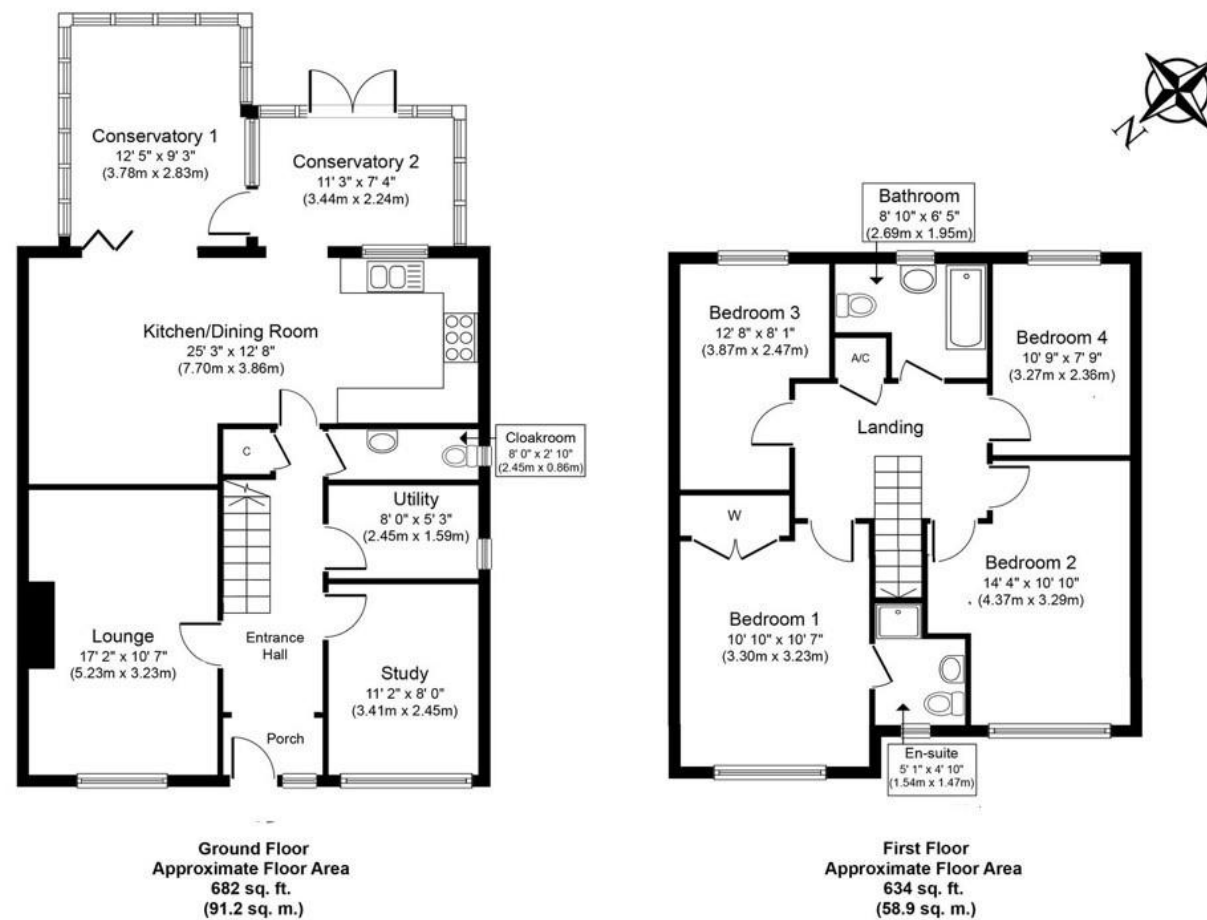




ICONIC
ESTATE AGENTS

Badgers Brook Road, Drayton
Guide Price £450,000 - £475,000 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.

- Executive Detached Family Home
- Entrance Hall With Cloakroom
- Four Bedrooms With Master En-Suite
- Luxury Open Plan Kitchen/Dining Room
- Spacious Conservatory
- Utility Room & Study
- Spacious Lounge
- Modern Family Bathroom Suite
- Enclosed Mature Rear Garden
- Driveway Offering Ample Parking
- Requested Cul-de-Sac Location
- EPC Rating D /Council Tax Band D

Description

Iconic are delighted to market this attractive four bedroom detached home in the popular village of Drayton.

Occupying an elevated position overlooking a quiet green, this executive home has been extended by the current owners and offers versatile living throughout.

The accommodation comprises; generous entrance hallway with stairs rising to the first floor and doors which lead to all principal ground floor rooms. Measuring in excess of 17', the living room is a good size with window to the front aspect. The study is a versatile space with potential for a snug or additional bedroom if required. From the hallway there is also a utility room and a downstairs cloakroom. The kitchen/dining room is a fantastic entertaining/family space and is fitted with a range of modern wall and base units with worktops above. There is also ample space for appliances including a range cooker. This open plan space has ample space for a dining table with doors that lead into both conservatories to the rear elevation. Again, offering ample space, the conservatory area is split in two with one currently being used as a sitting room with the other being utilised as a games room with French doors leading to the rear garden.

To the first floor there are four bedrooms with the principal bedroom benefitting from an en- suite shower room with three piece suite. The three further bedrooms are well proportioned rooms and there is also a family bathroom with jacuzzi style bathtub.

Outside

Outside to the front aspect the property is approached via a block paved driveway which provides ample off road parking. To the rear aspect there is a lawn garden with separate patio area. Enclosed by timber fencing, there are also mature flower and shrub borders and a garden shed.

Located toward the end of a quiet cul-de-sac, viewings of this versatile home are highly recommended

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 D

Directions

From Reepham Road turn into School Road and right into Badgers Brook Road. Continue along and at the mini roundabout, turn left where the property can be found indicated by our For Sale Board.

