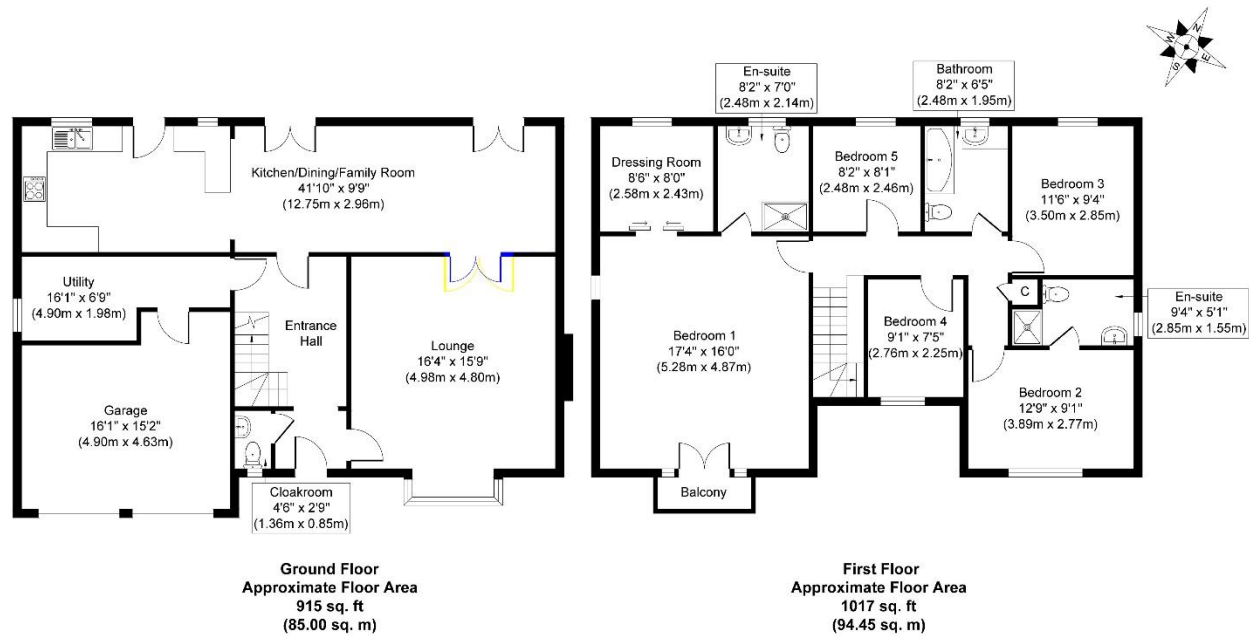


Highgate House, Manor Farm Close, Drayton OIEO £675,000 Freehold



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**

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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.

- Individually Built Executive Detached House
- Entrance Hallway
- Five Bedrooms & Two En-Suites
- Dressing Room & Balcony To Master Bedroom
- 41ft Open Plan Kitchen/Dining/Family Room
- Utility Room & Downstairs Cloakroom
- Lounge With Feature Fireplace
- Generous Landscaped Private Rear Garden
- Double Garage & Driveway With Ample Parking
- Requested Drayton Location
- Viewing Essential
- EPC Rating C / Council Tax Band F

Description

Iconic are delighted to market this individually designed five bedroom family home sitting in an elevated position in the desirable village of Drayton.

Occupying a great plot, the property is approached via a lovely long tarmac drive leading to the double garage with space for parking for 3 to 4 cars.

The accommodation comprises; entrance hall with brick arch, doors leading to downstairs WC which has been replaced recently, lounge and kitchen, stairs rising to first floor and door leading into utility area and double garage. The lounge is well proportioned and has a box bay window to the front aspect and an ornate wooden and brick fireplace with wood burner sitting on a tiled hearth.

A brick arch with double doors lead into the dining room and to the rear aspect is the kitchen which has integrated appliances including dishwasher, induction hob, Bosch double oven and microwave and has plenty of storage space and work surfaces. There is natural divide with the wooden breakfast bar which then leads to an area for a sofa and dining area which has two double doors leading onto the rear garden.

On the first floor there is a fantastic principal bedroom with engineered wood flooring and a balcony to the front giving far reaching views. There is also a walk-in dressing room and en-suite shower room which has been recently re-fitted. There are 4 further bedrooms of which the second bedroom also has a re-fitted ensuite and the family bathroom.

Outside

Outside the property is approached by a long driveway and double wooden gates offering security and privacy, parking for 3 to 4 cars to the front of the double garage which has two electric doors. There is access to the side through a wrought iron gate.

The rear garden is private with hedging to the rear and side and fencing between the neighbours. The patio area has raised brick beds and a gate leading to the landscaped garden which is mostly laid to lawn and has a fabulous wooden summerhouse which is great for outside entertaining, mature shrub borders and two sheds

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, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax F

Directions

Leave Norwich via the Drayton Road continue into the village of Drayton. Turn left at the traffic lights and take the first exit from the roundabout. Turn right into Manor Farm Close where the property can be found at the end of the cul-de-sac.

