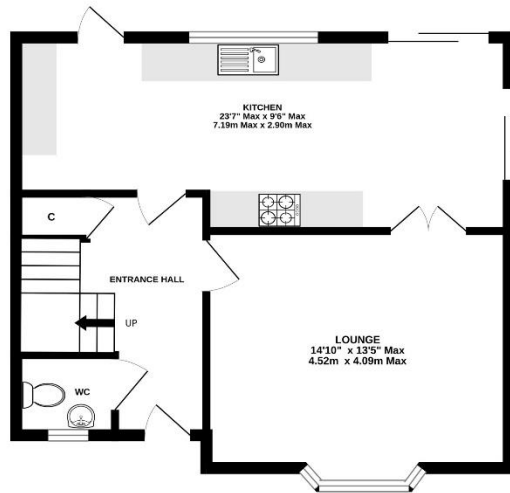


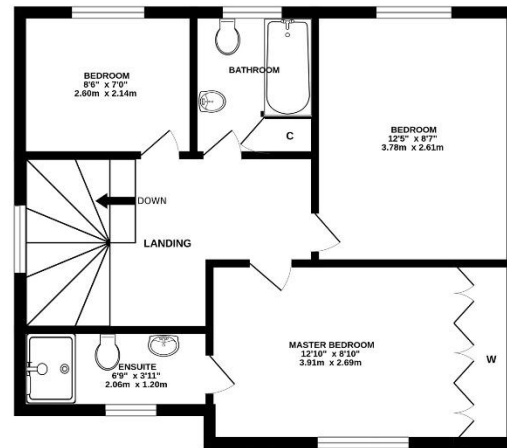
Century Way, Drayton
OIEO £325,000 - Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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THE GUILD
PROPERTY
PROFESSIONALS

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 Detached Family Home
- Entrance Hall With Re-Fitted Cloakroom
- Three Bedrooms
- Spacious Kitchen/Diner
- Bay Fronted Lounge
- Family Bathroom Suite
- Private Enclosed Garden Backing Onto Woodland
- Driveway & Detached Garage
- Requested Cul-de-Sac Location
- EPC Rating C /Council Tax Band D

Description

Iconic estate agents are pleased to offer for sale this immaculately presented detached family home, located in a sought after cul-de-sac position in Drayton.

The property has been updated by the seller and boasts accommodation which comprises; entrance hall with stairs rising to the first floor a re-fitted cloak room and doors to the lounge and kitchen/diner. The 14ft lounge offers a bay window to the front aspect and French doors which lead through to the 23ft open plan kitchen/diner. The open plan kitchen offers a range of wall and base units with worksurface over, tiled floors and space for a range cooker.

Upstairs there are three bedrooms and a re-fitted three piece family bathroom suite off the landing, with the master boasting both fitted wardrobes and a re-fitted en-suite shower room.

Outside

Outside to the front of the property there is ample parking via a driveway and a detached garage with electric roller door, whilst to the rear, there is a generous garden that boasts an edge of development position backing onto woodland offering a high degree of privacy

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 D

Tenure

Freehold

Directions

From Reepham Road, take the first turning left into Thorpe Marriott onto Longdale. Take the first turning left into Century Way where the property can be found at the end of the cul-de-sac.

