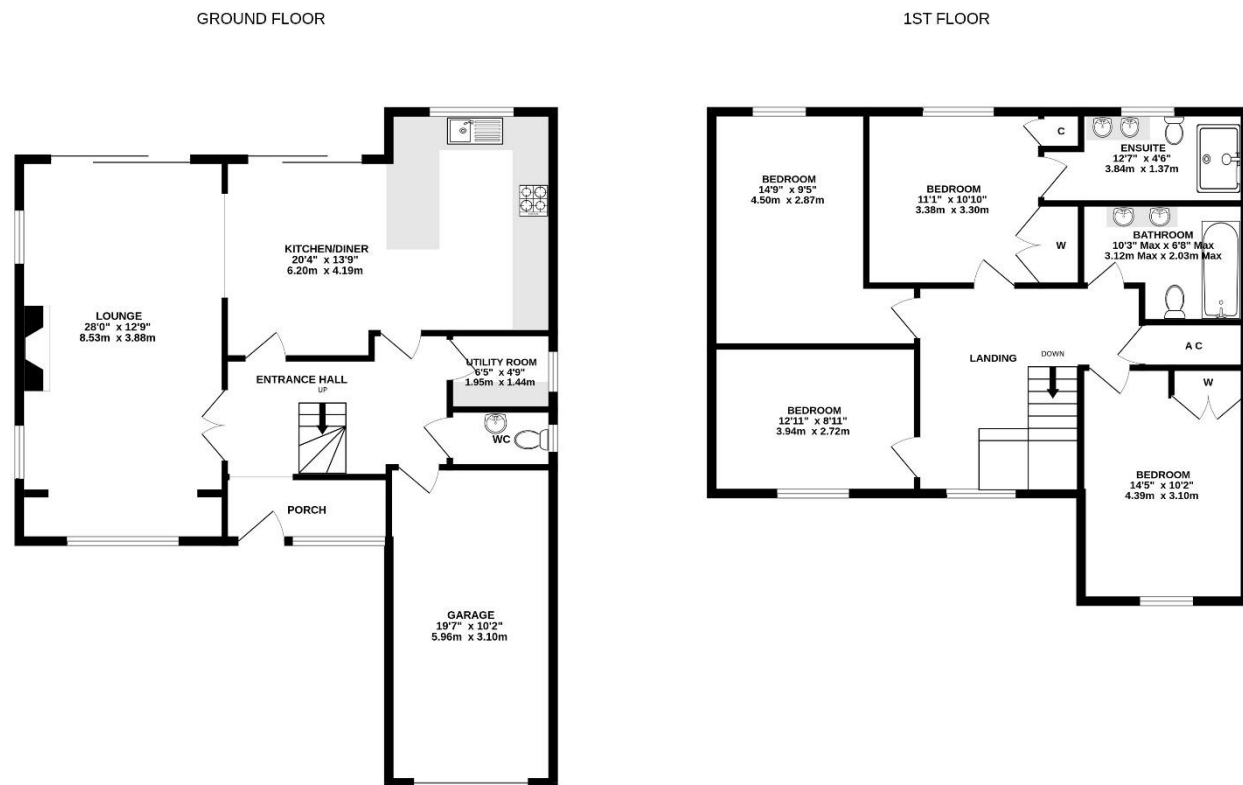


Beverley Way, Drayton  
Guide Price £450,000 - £475,000 Freehold



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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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
- Four Double Bedrooms
- Re-Fitted Open Plan Kitchen/Diner
- Spacious Lounge
- Re-Fitted Master En-Suite & Bathroom
- Utility Room & Cloakroom
- Enclosed Rear Garden
- Garage & Driveway
- Solar Panels
- EPC Rating B / Council Tax Band D



## Description

Situated in this highly desirable Drayton cul-de-sac, Iconic estate agents are delighted to offer for sale this recently renovated executive detached family home.

The property has been updated by the current owners and offers deceptively spacious accommodation throughout. The property boasts accommodation which comprises; both porch and hall entrances that lead into a spacious entrance hall with a winding staircase that rises to the first floor and French doors that lead into the 28ft lounge with feature fireplace, some exposed wooden beams, a bay window to the front aspect and patio doors to the rear garden. The 20ft open plan kitchen/diner boasts an engineered oak herringbone style flooring along with a re-fitted kitchen with a range of wall and base units with worksurface over with integrated appliances that include a gas hob, electric oven, microwave, dishwasher and undercounter bins. There is also open access through to the lounge and doors to an inner hallway that give access to the utility room, cloak room and integral garage.

Upstairs there is a spacious galleried landing that gives access to the recently re-fitted family bathroom and all four of the double bedrooms, with the master bedroom boasting both fitted wardrobes and a re-fitted ensuite shower room. The property is ready to move into and further boasts re-fitted windows and doors a modern heating system with all new radiators.

Agents Notes: Solar panels offering a feed in tariff of 14.90 per kw

## Outside

Outside the property offers ample parking to the front along with access to the integral garage whilst to the rear there is a panel fence and hedge enclosed garden that's mainly laid to lawn with a patio. The property is conveniently located within easy access of the local schools, shops and amenities that Drayton has to offer and early viewings are strongly advised to appreciate the space and finish on offer!

## 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

Leave Norwich via the Drayton Road and continue onto Fakenham Road. Once into Drayton, take the left fork onto Taverham Road and follow the road long. Turn left into Orchard Bank and take the second turning right into Beverley Way and right again where the property can be found on the left hand side.

