



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. 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.



Fairview Close, Drayton
£450,000 Freehold



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.

- Spacious Detached Family Home
- Versatile Accommodation Throughout
- Four Bedrooms
- 27ft Kitchen/Diner
- Bathroom, Shower Room & En-Suite

- Study & Separate Snug Room/Bedroom Four
- Sunny South Facing Rear Garden
- Sought After Drayton Location
- Close To All Local Amenities
- EPC Rating C / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale, this deceptively spacious four bedroom detached family home located in the heart of Drayton.

The property has been extended and improved by the current owners and boasts both generous and versatile accommodation throughout.

The downstairs accommodation comprises; entrance hall with stairs rising to the first floor and a re-fitted shower room. There is also a double bedroom, lounge/bedroom four, utility room and a study which could potentially be a fifth bedroom.

To the rear of the property there is a 27ft open plan kitchen/diner/family room with a luxury kitchen boasting some integrated appliances and patio doors overlooking the sunny south facing rear garden.

Upstairs offers a spacious landing with two double bedrooms and a re-fitted three piece family bathroom suite off the landing. The master bedroom offers the luxury of a re-fitted en-suite shower room, walk in wardrobe and French doors which open to a Juliette balcony.

Outside

Outside the property offers ample parking via a shingle driveway to the front, to the side of the property there is a gated access to the covered area ideal for drying clothes and storage. The generous rear garden boasts a sunny south facing aspect which is mainly laid to lawn, with a selection of shrub and plant borders.

There is also a recently laid patio area and walkway that leads to a pergola which is an area ideal for entertaining or a late afternoon glass of wine. There is a recently built workshop with power.

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.

The property is located in this sought after cul-de-sac and is within easy access to all the amenities Drayton has to offer.

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 C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn left into Low Road and turn left into Fairview Close where the property can be found on the left hand side.

