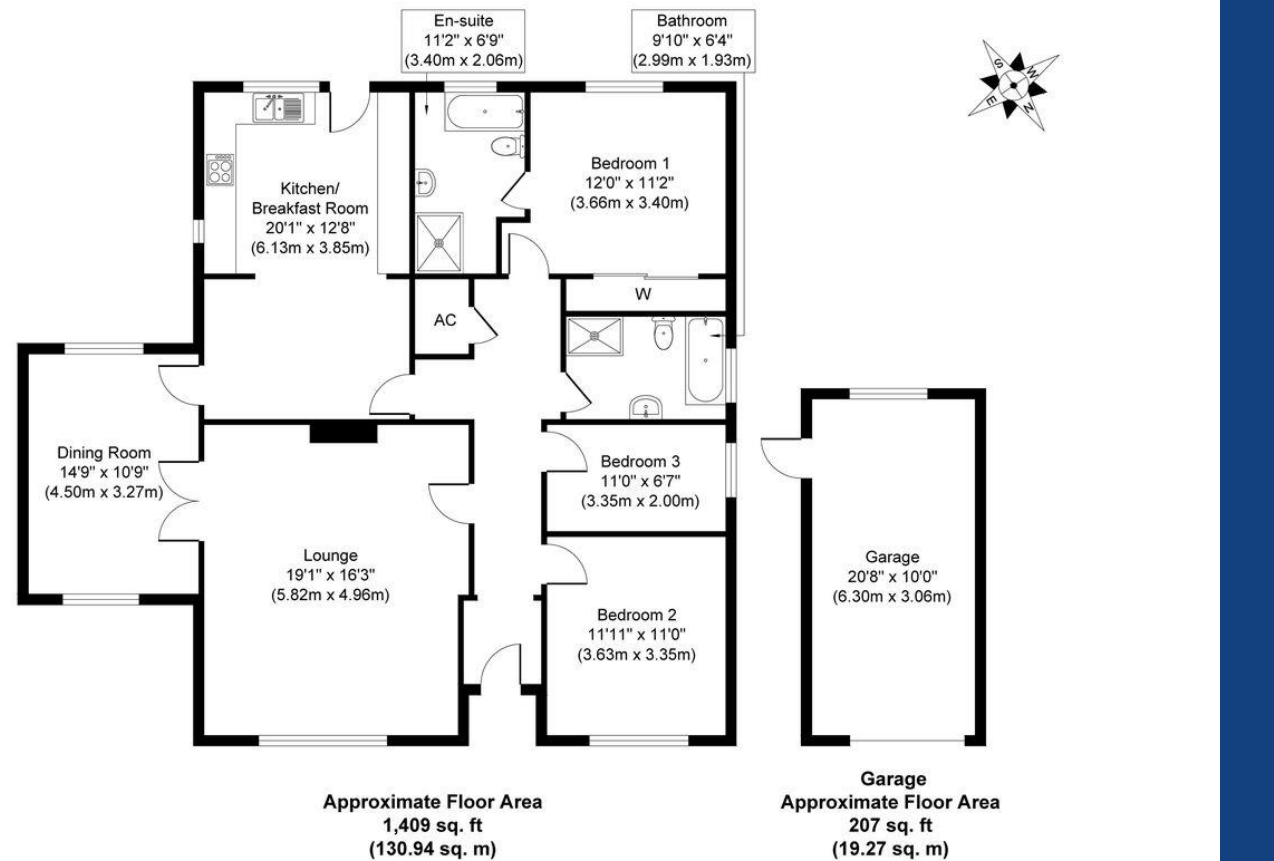


Layton Close, Drayton
OIEO £425,000 - Freehold



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.

- Executive Detached Bungalow
- Spacious Hall Entrance
- Three Bedrooms & Master En-Suite
- 20ft Kitchen/Breakfast Room
- Separate Dining Room

- Lounge With Feature Fireplace
- Modern Four Piece Family Bathroom Suite
- Substantial Corner Plot Garden
- Garage & Driveway Providing Ample Parking
- EPC Rating D / Council Tax Band C

Description

We are delighted to market this detached bungalow located on a substantial corner plot within the popular village of Drayton.

Offered just a short walk away from Drayton village centre, this lovely home is offered in good condition throughout.

The accommodation comprises; generous entrance hallway which serves as access to the majority of the principal rooms and has an airing cupboard. The main sitting room measures in excess of 19' and benefits from a feature fireplace, window to the front aspect and French doors which lead into the dining room. The dining room benefits from dual aspect windows and also has an additional doorway which gives access to the kitchen/breakfast room. Fitted with a range of modern style wall and base units, the kitchen has roll top work surfaces above and a range of fitted appliances including a double electric oven, fridge and freezer, dishwasher and gas hob. Having space for a dining table, the kitchen opens into a separate area providing ample seating.

There are three well proportioned bedrooms with the principal bedroom benefitting from a range of built in wardrobes and a modern en-suite. The en-suite has a four piece suite which comprises of a panel bath, shower cubicle low level WC and a hand wash basin. There is also a family bathroom which also offers a modern four piece suite.

Outside

The property occupies a generous corner plot and to the front aspect there is a good size driveway which provides ample off road parking. The driveway leads to the garage which measures in excess of 20'. To the rear there is an attractive mature garden which is all enclosed by a mixture of timber fencing and brick walls.

Providing a range of seating areas this enclosed garden also benefits from a range of raised beds and mature flower and shrub borders.

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 C

Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading through Hellesdon. Turn into Hall Road, Drayton and turn left into George Drive and left into Layton Close.

