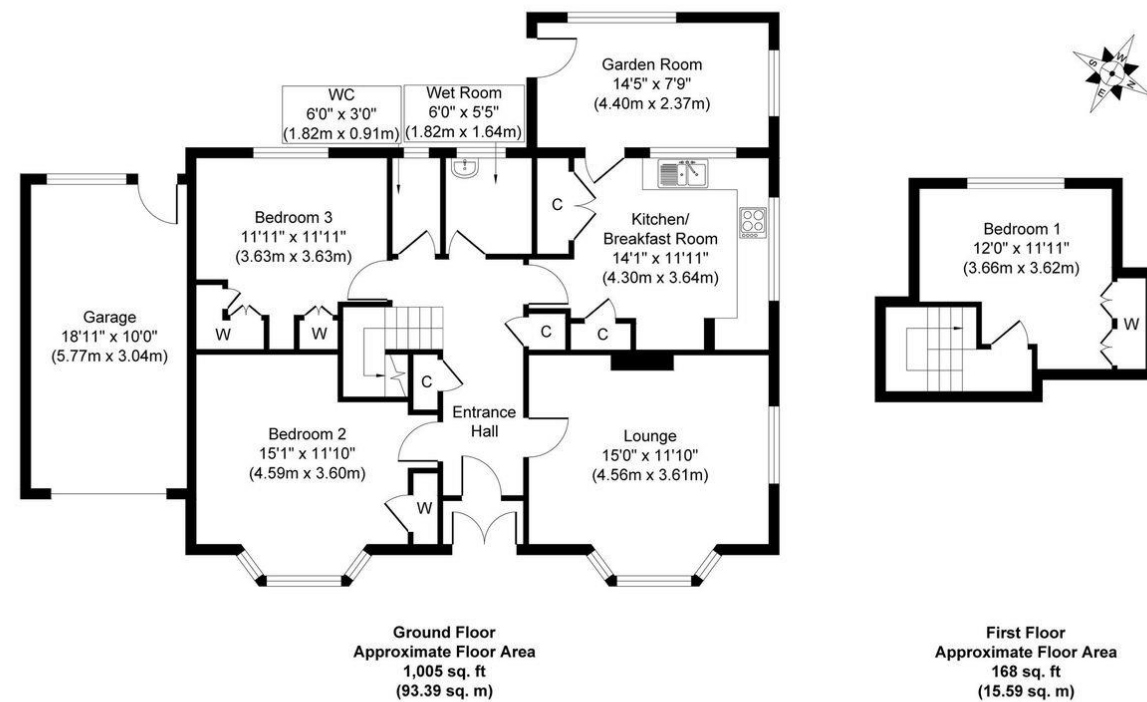


School Road, Drayton
£400,000 Freehold



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.

- Detached Chalet Bungalow
- Entrance Hallway
- Three Bedrooms
- Kitchen/Breakfast Room
- Bay Fronted Lounge

- Garden Room
- Wonderful Mature Garden Backing Onto Fields
- Generous Accommodation Throughout
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

Description

A three bedroom detached chalet bungalow located in the sought after village of Drayton. Occupying a generous mature plot, this great family home is also offered with no onward chain and early viewing is advised to avoid disappointment.

The accommodation comprises; an entrance hallway with two storage cupboards, a staircase rising to the first floor and doors which lead to all principal rooms. The sitting room is located toward the front aspect and benefits from a feature fireplace with bay window to the front aspect and further window to the side. There are two bedrooms located on the ground floor, both well proportioned double rooms with built in wardrobes. The kitchen/breakfast room benefits from ample storage with two large cupboards and is fitted with a range of wall and base units with work tops above. There is ample space for appliances and a door which leads to the garden room.

Offering beautiful elevated views of the garden and fields beyond the garden room measure in excess of 14' and has a door leading to the rear garden.

Additionally on the ground floor there is a wet room with shower and hand wash basin and a separate WC.

To the first floor there is a further bedroom with window to the rear aspect offering far reaching views.

Outside

Outside to the front aspect there is a shingled driveway which provides off road parking. Enclosed by a low level brick wall the drive also gives access to the single garage.

To the rear aspect the property offers a stunning mature garden. Adorned with established flower and shrubs, the garden has mature trees throughout and a range of outhouses.

Measuring in excess of 300' stms, this wonderful outside space really needs to be seen!

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

Directions

From Drayton High Road, continue onto Fakenham Road heading towards Drayton. Turn right at the traffic lights onto School Road. At the mini roundabout, take the first exit continuing on School Road where the property can be found on the right hand side.

