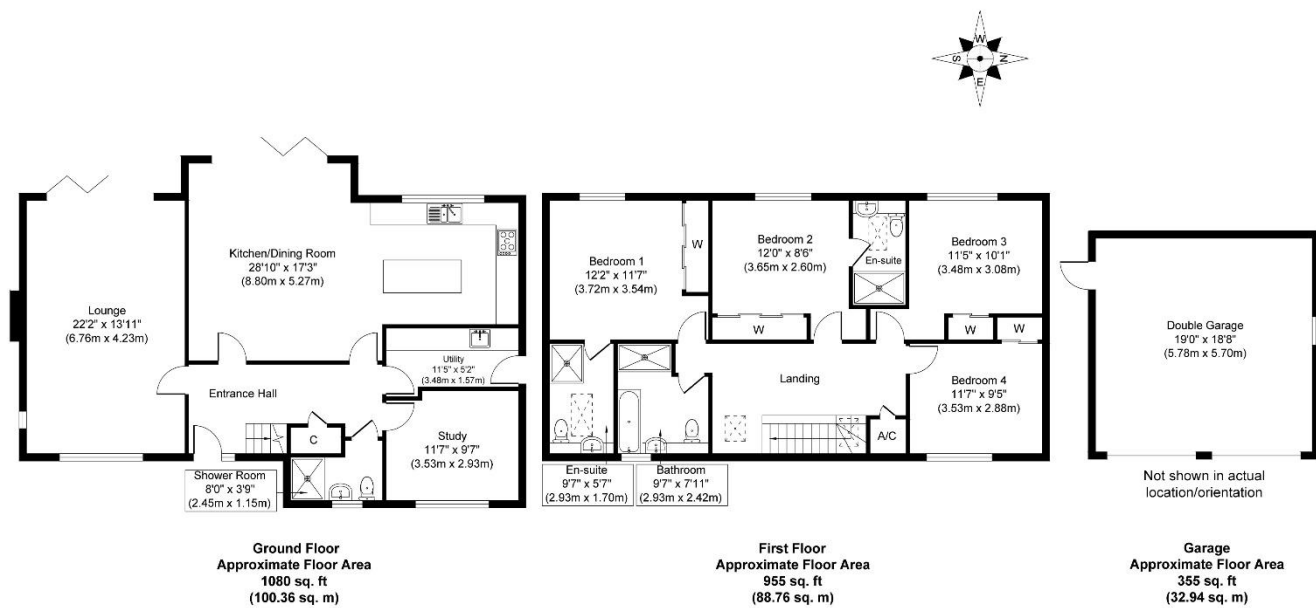


## Firbanks, Drayton £775,000 Freehold



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**

**rightmove**

**zoopla**

**onTheMarket.com**

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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.

- Executive Detached Family Home
- Four/Five Bedrooms With Two En-Suites
- Spacious Lounge With Bi Fold Doors
- Luxury Kitchen With Central Island
- Landscaped Rear Garden
- Double Garage & Ample Parking
- Solar Panels & 9.4 KW Storage Battery
- Balance Of The NHBC Certificate
- Rarely Available Drayton Position
- EPC Rating B / Council Tax Band F



## Description

Situated in this highly requested and rarely available position in Drayton, this immaculately presented, modern detached family home is available to view with immediate effect.

Originally built in 2020 by an independent developer, this executive family home offers an abundance of space throughout with the internal accommodation comprising; entrance hall with an ash staircase rising to the first floor and oak veneered doors leading to all the internal rooms. The spacious 22ft lounge boasts both bi-fold doors and a woodburning stove along with dual aspect windows for a light and airy room. The luxury 28ft open plan kitchen/dining room again boasts bi-fold doors to the rear garden along with a modern kitchen with a range of wall and base units with a quartz worksurface over and a central island. There are also integrated Bosch appliances a Quooker hot water tap and underfloor heating. There is a separate utility room which offers some base units with worksurface over a sink and door giving side access. The downstairs accommodation is completed by the study/bedroom five and a three piece modern shower room.

Upstairs there are four generous double bedrooms off the landing all with fitted wardrobes and a luxury four piece family bathroom suite. Two of the bedrooms boast en-suite shower rooms.

Offered with the balance of the 10-year NHBC warranty, 18 solar panels which help reduce the monthly electric costs along with a 9.4Kw battery for storage and feed in tariff for any energy not used.

**AGENTS NOTES:-** The communal grounds of the property are managed by a resident's management company with each property paying approx £200 per year for the electric and service of the sewerage pump and electric for the lights on the driveway.

## Outside

Outside the property is accessed by a private road which gives access to the small development of 5 houses, the property offers ample parking via a brick weave driveway along with a detached double garage with electric roller doors, while to the rear of the property there is an enclosed garden which has been landscaped and loved by the current owners. The panel fence enclosed garden boasts an array of colourful flowers, shrubs, bushes and a patio area with pergola, summer house and shed. There is also a manicured lawn area with brick edging and shingle beds.

## Location

The property is situated within easy access of the local schools, shops and amenities that Drayton has to offer.

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 are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax F

