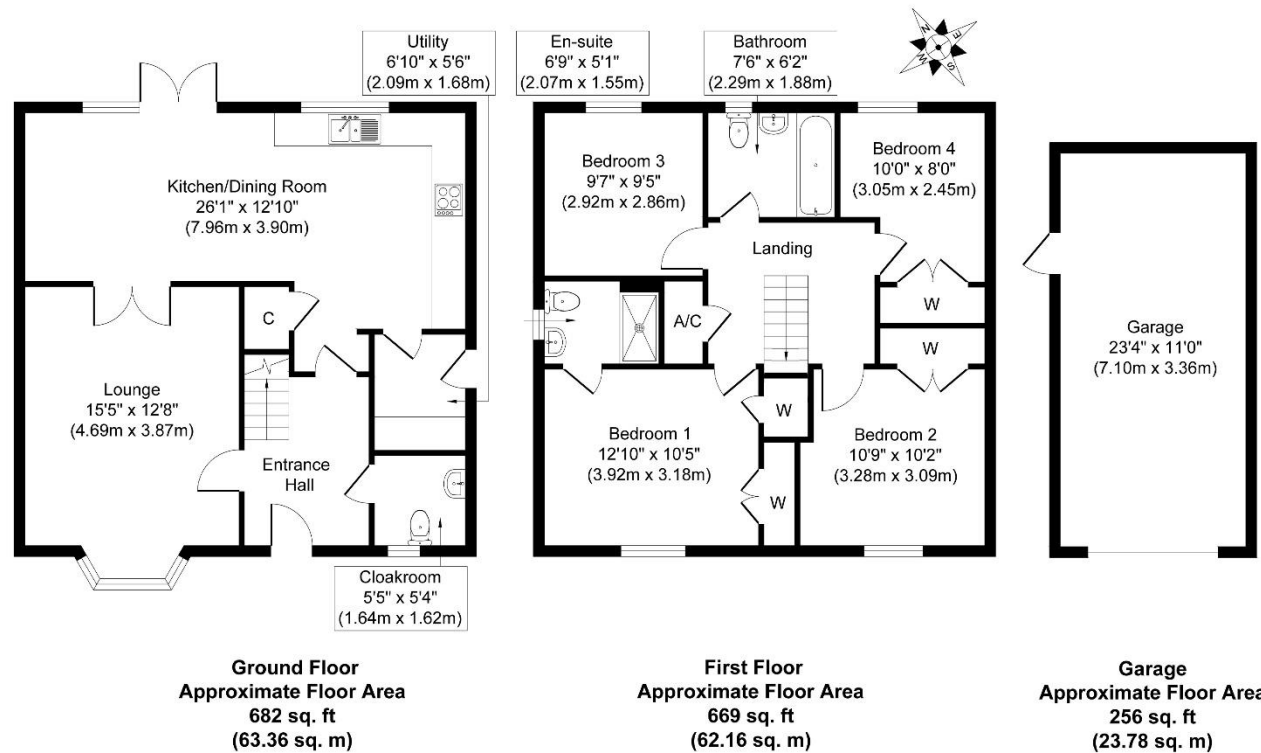


**Binney Road, Drayton**  
**£450,000 OIEO**  
**Freehold**



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**

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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 Four Bed Detached Home
- Four Bedrooms with Principle En-Suite
- Requested Drayton Location
- Build Completed in 2024
- Generous Landscaped Rear Garden
- Popular Hopkins Home Development
- Garage, Driveway & Electric Car Charging
- Stunning 26' Kitchen/Dining Room
- Council Tax Band E
- EPC Rating B



## Description

We are pleased to market this 2024 built home located in Drayton. Constructed by the popular Hopkins Homes this fantastic family home is offered with a range of additional extras and benefits from a substantial rear garden.

The accommodation comprises; an entrance hallway with a staircase which rises to the first floor, a downstairs cloakroom and doors which lead to all other ground floor rooms. The sitting room is generous in size with a bay window to the front aspect and French doors which lead to the Kitchen/Dining Room. The Kitchen/Dining room is fitted with an extensive range of modern wall and base units with worktops above. In addition to the inset sink/drainage there is a built-in dishwasher and tall fridge/freezer. There is also an electric double oven with four ring hob and an extractor fan above. With quality tiled flooring throughout there are also inset spotlights and French doors which access the garden to the rear. The utility room is located from the Kitchen/Dining room and also has a range of modern units with ample space for appliances and a door to the side aspect.

To the first floor there are four well-proportioned bedrooms with the master bedroom offering a modern en-suite shower room. Three of the four bedrooms feature built in wardrobes and the family bathroom is equipped with a three-piece suite.

## Outside

Outside to the front aspect there is a shingled driveway which provides ample off road parking with an electric car charging port. The drive also gives access to the tandem garage which measures in excess of 23'. To the rear there is a generous lawn garden with paved seating area, all enclosed by timber fencing.

## 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 E

