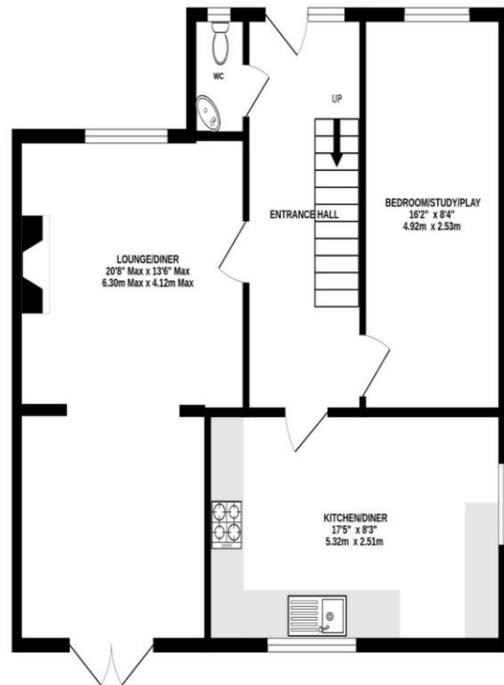
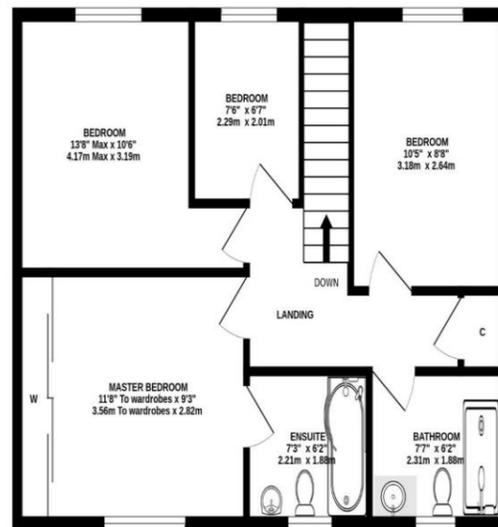


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023



ICONIC
ESTATE AGENTS

Drayton Lodge Park, Drayton
OIEO £425,000
Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

ZOOPLA

onTheMarket.com



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
- Re-Fitted En-Suite Shower Room To Master
- Lounge/Diner With Multifuel Stove
- Modern Kitchen/Breakfast Room
- Generous Enclosed Rear Garden
- Re-Fitted Family Shower Room
- Envious Position With Farmers Field Views
- Ground Floor Games Room/Snug
- Ample Parking To The Front
- Immaculately Presented Throughout
- EPC Rating C / Council Tax Band E

Description

Iconic estate agents are pleased to offer for sale this well presented and deceptively spacious four bedroom detached family home in this requested and rarely available Drayton position.

The detached family home is offered with NO ONWARD CHAIN and boasts accommodation which comprises; spacious entrance hall with stairs rising to the first floor a wooden floor and two piece cloakroom. The spacious 20ft lounge/diner offers a multifuel stove and French doors to the rear garden.

There is a modern 17ft kitchen with breakfast area and fitted seating along with a separate 16ft play room/study/bedroom 5 which completes the downstairs accommodation.

Upstairs there are four bedrooms and a shower room off the landing, with the master bedroom boasting both fitted wardrobes and a recently installed en-suite bathroom.

Outside

Outside there is off road parking to the front for several vehicles with the scope to add additional parking if required, while to the rear there is a fence enclosed generous garden with a spacious lawn area and patio, beyond the garden are farmer's fields which offer a high degree of privacy and an enviable outlook.

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, Gas, Water, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133
 Council Tax Band E

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road. Once you enter Drayton take the left hand turning onto Drayton Lodge Park following the road round to the left hand side then to the right where the property can be found on the left indicated by the for sale board.

