

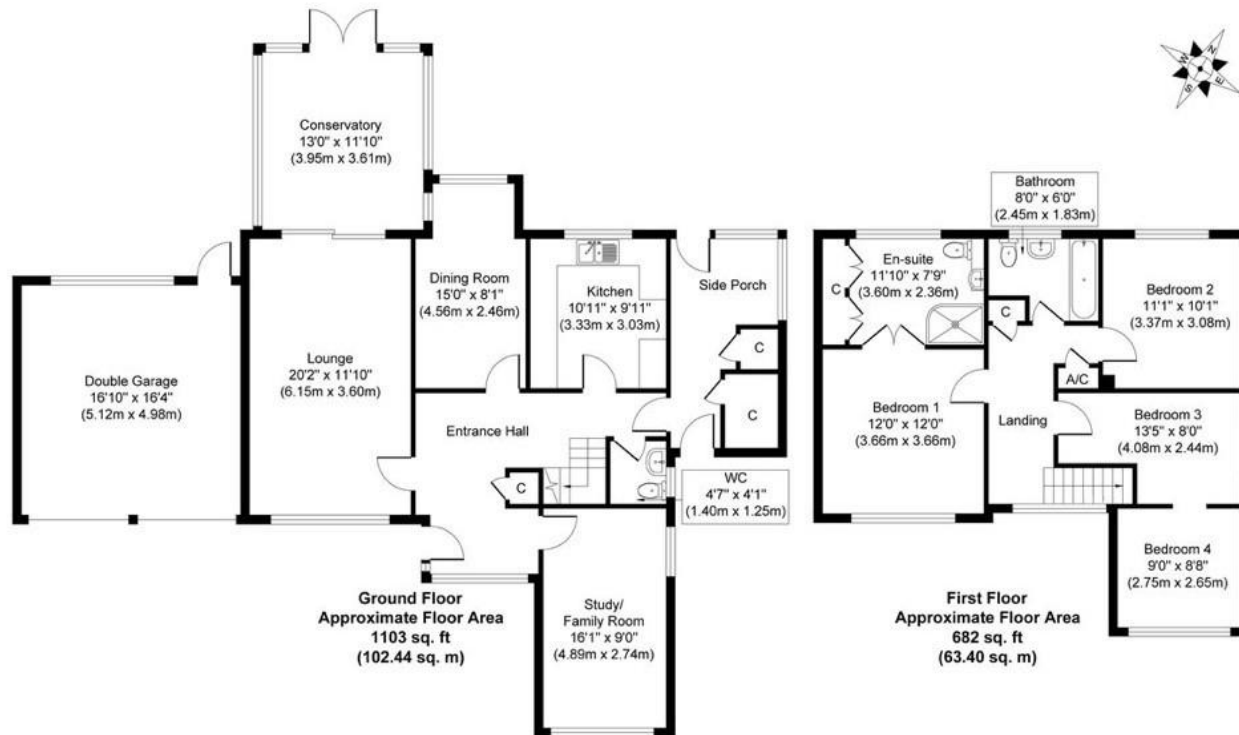


ICONIC
ESTATE AGENTS

Drayton Grove, Drayton Guide Price £450,000 - £475,000 Freehold



- Spacious Detached Family Home
- Four Bedrooms With Master En -Suite
- Fitted Kitchen & Separate Dining Room
- Lounge & Conservatory
- Study/Family Room
- Downstairs Cloakroom & Family Bathroom
- Generous Plot With Stunning Field Views
- Double Garage And Carriage Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band E



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
Norwich

01603 261104
01603 740044

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Description

Spacious and versatile four-bedroom family home, ideally located on the ever-popular Drayton Grove.

Enjoying an enviable position with open field views to the rear, this well-maintained property is offered with no onward chain and occupies a generous plot, making it a fantastic opportunity for growing families.

Upon entering, you are welcomed into a bright and spacious hallway with useful built-in storage and stairs rising to the first floor. From here, doors lead to the principal ground floor rooms, including a convenient downstairs cloakroom fitted with a two-piece suite. The sitting room is a well-proportioned space, featuring a large front-facing window and sliding doors that open into the conservatory, which enjoys views over the rear garden and benefits from ceramic tiled flooring and French doors leading outside. The study/family room is located just off the hallway and offers excellent flexibility, whether used as a home office, playroom or even an additional bedroom. The kitchen is fitted with a range of wall and base units with worktops over and includes an integrated dishwasher, ceramic tiled flooring, and ample space for further appliances. Adjacent to the kitchen is a separate dining room that could easily be adapted to create a more open-plan kitchen/dining space if desired. A useful side porch provides additional storage and access to both the front and rear gardens.

Upstairs, the generous accommodation continues with a well-sized principal bedroom complete with en suite shower room and built-in wardrobes. Bedrooms two and three are both comfortable doubles, while bedroom four is accessed through bedroom three and could serve as an ideal nursery, dressing room or study. The family bathroom is fitted with a traditional three-piece white suite.

Outside

Externally, the property features a shingled carriage driveway to the front, framed by mature flower and shrub borders, which also provides access to the double garage via two up-and-over doors. To the rear, the enclosed garden is mainly laid to lawn and beautifully stocked with a range of plants and shrubs, with a patio area offering the perfect spot to enjoy the stunning views across open fields.

Offering nearly 1,800 square feet of living space including the garage, and set in a desirable and peaceful location, this fantastic home is not to be missed

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 E

Tenure

Freehold

Directions

From Drayton Road turn into Drayton Grove where the property can be found on the left hand side.

