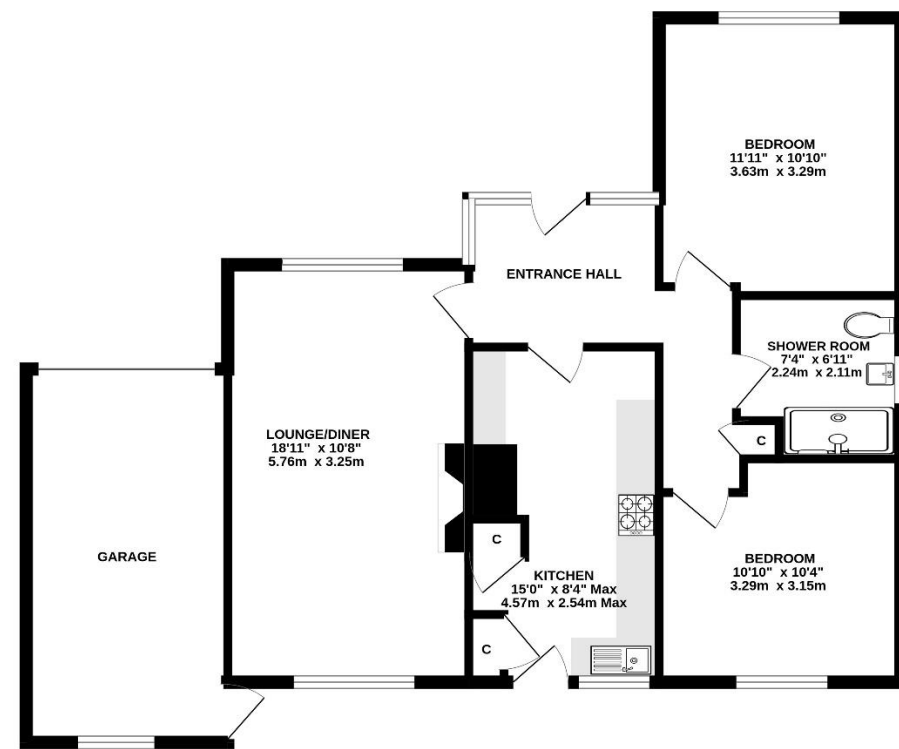


GROUND FLOOR



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.
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ICONIC
ESTATE AGENTS

Vawdrey Road, Drayton
OIRO £335,000 Frehold



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.

- Well Presented Detached Bungalow
- Hall Entrance
- Two Double Bedrooms
- Modern Kitchen & Shower Room
- Spacious Lounge/Diner

- Generous Corner Plot
- Garage & Driveway
- Sought After Drayton Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this two double bedroom detached bungalow, in this highly desirable Drayton position.

Nestled in this quiet cul-de-sac, this beautifully presented property offers an exceptional opportunity for those seeking comfortable single-level living in a peaceful setting.

Occupying a generous corner plot, the property boasts mature gardens, ample outdoor space, and excellent potential for extending (subject to planning). The light filled accommodation comprises; welcoming entrance hall, spacious lounge/diner with views to both the front and rear gardens, a modern well-appointed kitchen, a modern family shower room, two double bedrooms with the second bedroom offering versatility as a guest room, study or dining space.

Outside

Externally, the bungalow is set back from the road and boasts generous parking via a driveway that also gives access to the attached single garage. The wrap around mature garden to the rear and side of the property offer a high degree of privacy and is a tranquil space for relaxation or entertaining.

To the side the garden is mostly laid to lawn with some mature trees and shrubs, there is also a patio area, shed and a rear access door to the garage.

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.

Located close to the local amenities that Drayton has to offer, the property is within easy access to the local shops, schools, doctors' surgery and boasts great transport links. This delightful property is sure to generate lots of interest, so early viewings are highly recommended.

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 C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn right at the traffic lights onto School Road and continue straight at the mini roundabout continuing on School Road. Turn right into Vawdrey Road where the property can be found indicated by our For Sale Board.

