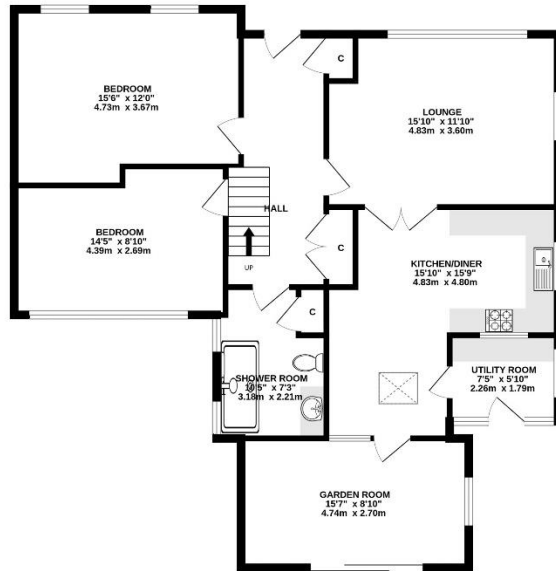


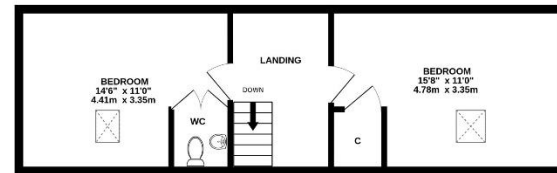
Carter Road, Drayton
£415,000 Freehold



GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

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

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

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PROPERTY
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.

- Detached Chalet Style Detached Home
- Four Bedrooms
- Dual Aspect Sitting Room
- Fitted Kitchen With Utility Room
- Dining Room & Snug Room

- Downstairs Shower Room & Upstairs W/c
- Generous West Facing Mature Rear Garden
- Garage, Car Port & Driveway
- Popular Village Location
- EPC Rating D / Council Tax Band C

Description

Iconic are delighted to market this four bedroom chalet style home situated in Drayton.

Benefiting from a beautiful non over looked garden to the rear, the current owners have found another property already and viewing is advised.

The accommodation comprises; spacious entrance hallway with two storage cupboards, a staircase which rises to the first floor and doors which lead to all rooms. The principal bedroom is located on the ground floor and benefits from fitted wardrobes and two windows to the front aspect. There is a further bedroom located from the hallway which enjoys views over the rear garden. The shower room is fitted with a modern three piece white suite which comprises; double shower cubicle, low level W/C and a hand wash basin with vanity unit beneath. The sitting room is a good size and features dual aspect windows, a feature fireplace and French doors which open into the dining room. The dining room is another fantastic open plan space which opens into the kitchen, snug and utility room. The kitchen itself is fitted with a range of units with work tops above. There is ample space for appliances along with a stainless steel sink/drainer and an electric oven with separate hob. The utility room also provides ample storage solutions as well as a door which leads to the rear garden. Finally on the ground floor the snug which is located to the rear of the property is perfect for enjoying sunny afternoons, with large sliding doors which access the rear garden and a window to the side aspect.

To the first floor there are two well proportioned bedrooms with both benefitting from useful eaves storage. From the landing there is also a W/C with two piece suite.

Outside

Outside to the front aspect there is a driveway which provides hard standing for multiple vehicles. Shielded from the road via mature hedging there is also a car port and single garage providing further parking. Outside to the rear aspect there is a mature garden which is mainly laid to lawn and benefits from a mixture of flowers shrubs and mature trees. There is a range of outbuildings including an external conservatory, workshop and greenhouse. This sunny West facing garden also backs onto attractive woodland.

Finally, the property also has a modern central heating system and has a new roof.

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 C

Directions

Enter Carter Road from Hall Lane where the property can be found on the right hand side.

