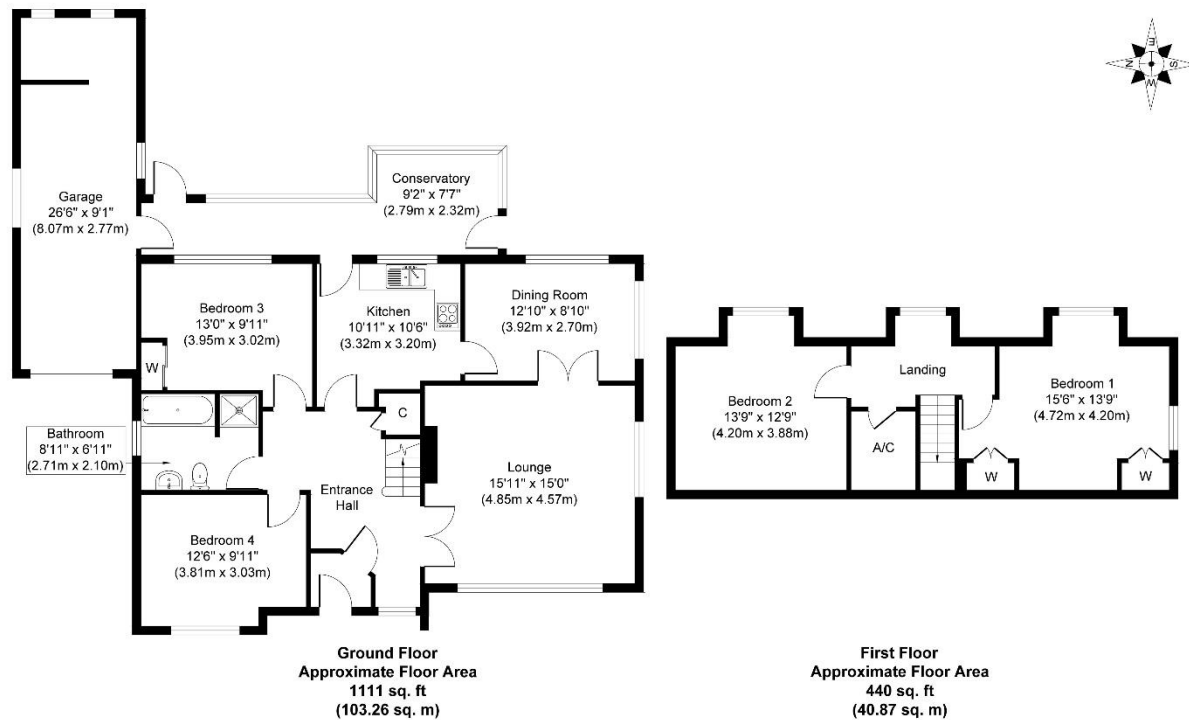


Carter Road, Drayton
OIEO £425,000 Freehold



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**

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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 Family Home
- Four Bedrooms
- Fitted Kitchen
- Spacious Lounge
- Dining Room & Conservatory
- Substantial Mature Plot
- Tandem Garage, Carport & Driveway
- Popular Drayton Location
- Offered With No Onward Chain
- EPC Rating E / Council Tax Band D

Description

An attractive four bedroom detached bungalow situated on the sought after Carter Road within Drayton.

Occupying a generous plot, this wonderful family home is also offered with no onward chain and early viewing is advised.

The accommodation comprises; entrance porch with doorway that leads to the inner hallway. The inner hallway benefits from a staircase rising to the first floor with doors that lead to the majority of the principal ground floor rooms. The sitting room is well proportioned with two windows that allow lots of natural light with a feature fireplace and French doors which lead to the dining room. With views over the rear garden, the dining room also has two windows and a door which leads to the kitchen. The kitchen is fitted with a range of wall and base units with work tops above and ample space for appliances, there is also a door which leads to the conservatory to the rear aspect. The conservatory has a door to the garage and two further doors which access the rear garden. The tandem garage is located to the side of the property and measures in excess of 26' with a workshop area and sectional door to the front. On the ground floor there are two well proportioned double bedrooms and a bathroom with a four piece suite.

To the first floor there is a landing which has an airing cupboard and there are two further double bedrooms with the principal bedroom having a range of built in wardrobes.

Outside

To the front aspect the property is set back from the road and offers an attractive lawn garden. With a pathway leading to the front door there is also a driveway providing ample off road parking and leads to the tandem garage with carport. Outside to the rear there is a substantial mature garden which is adorned with mature trees and flower borders. There is also a summerhouse toward the rear of the garden and the garden is fully enclosed by timber fencing.

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 D

Tenure

Freehold

Directions

Enter Carter Road from Hall Lane where the property can be found indicated by our For Sale Board.

