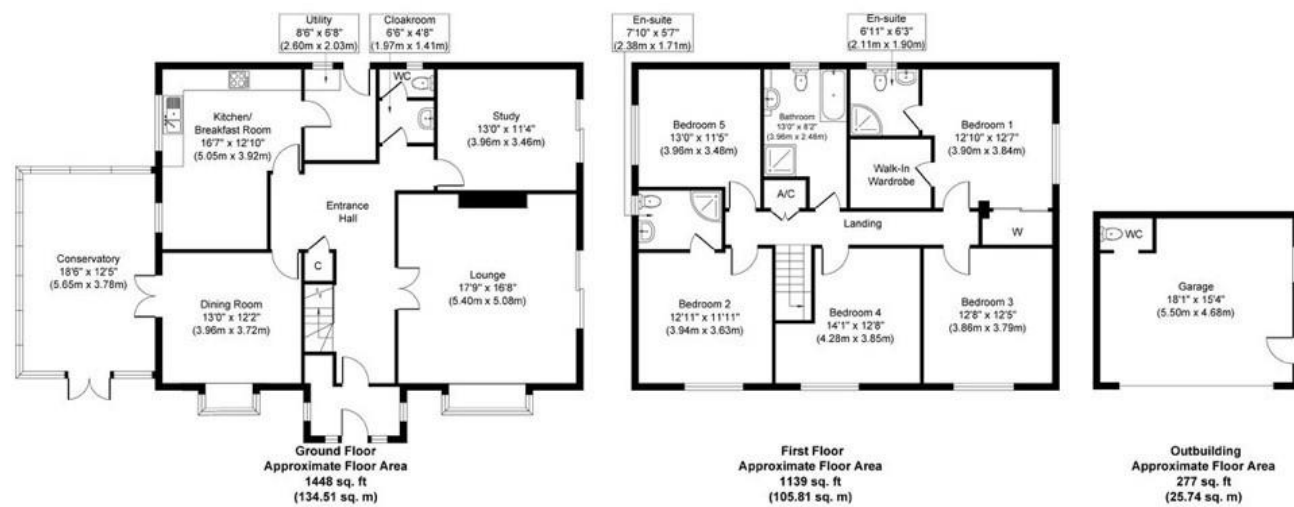


Fakenham Road, Drayton
OIEO £700,000 Freehold



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.

- Executive Detached Family Home
- Five Bedrooms
- Two En-Suites Plus Family Bathroom
- Kitchen/Breakfast Room Plus Utility
- Spacious Lounge & Dining Room

- Conservatory & Study
- Double Garage & Driveway With Ample Parking
- Wrap Around Gardens With Lawn & Decking
- Secluded Position Off Fakenham Road
- EPC Rating Tbc / Council Tax Band F

Description

Iconic are delighted to bring to the market this exceptional executive family home, nestled in a secluded position just off Fakenham Road.

Beautifully decorated throughout, this wonderful home offers generous and versatile accommodation, making it ideal for modern family living. Early viewing is strongly recommended to avoid disappointment.

The property begins with a spacious entrance hall, leading to well-proportioned rooms throughout the ground floor. To the front, the impressive dual-aspect lounge provides a bright and airy living space, perfect for entertaining or relaxing with family and has a feature fireplace. A separate study offers a quiet retreat, ideal for home working or use as an additional ground floor bedroom. The heart of the home is the stylish kitchen/breakfast room, featuring a practical layout and direct access to the adjoining utility room. The kitchen is fitted with a range of wall and base units with ample space for appliances and space for a dining table. From here, double doors open into the elegant dining room with a bay fronted window, which in turn flows through to a generous conservatory. Offering superb views and access to the garden, the Conservatory has laminate flooring with French doors that lead to the garden. A ground floor cloakroom with two piece suite completes the downstairs accommodation.

Upstairs, there are five well-sized bedrooms. The main bedroom benefits from its own en-suite shower room with a white three piece suite and walk-in wardrobe, while the second bedroom also has an en-suite shower room. Three further bedrooms are served by a contemporary family bathroom, providing plenty of space for larger families.

Outside

Outside, this home continues to impress. A substantial double garage with WC sits alongside a driveway providing ample parking, bordered by attractive raised flower and shrub beds. The property enjoys wrap-around gardens, with a main raised lawn, a separate decking area providing seating, and further landscaped sections designed for ease of maintenance and year-round enjoyment.

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 F

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. The property can be found on the left hand side indicated by our For Sale Board

