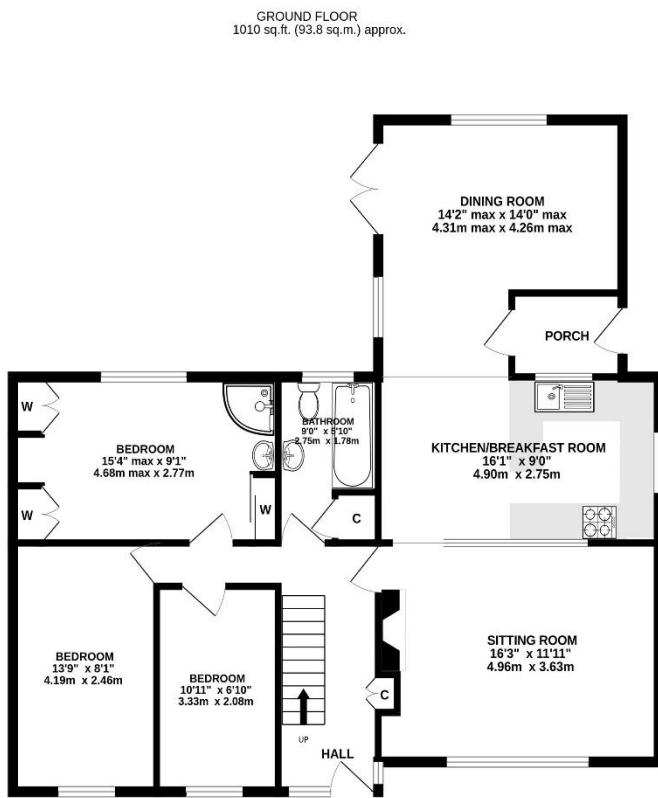




ICONIC
ESTATE AGENTS

Carter Road, Drayton
OIEO £300,000 Freehold



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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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.

- Attractive Three Bedroom Bungalow
- Spacious 16' Sitting Room
- Principal Bedroom With Shower
- Generous Private Drive & Garage
- EPC Rating TBC
- Offered With No Onward Chain
- Versatile Loft Room Offering Storage
- Substantial Mature Garden
- Early Viewing Essential
- Council Tax Band C

Description

Iconic are delighted to present this attractive three-bedroom semi-detached bungalow, superbly positioned within the desirable village of Drayton. Offered with no onward chain, this charming property boasts excellent potential throughout and would make an ideal home for those looking to personalise or further enhance a spacious home. The accommodation comprises an inviting entrance hallway with built-in storage, staircase rising to a versatile loft room, and doors leading to the sitting room, bathroom and all three bedrooms. The loft benefits from a landing area with vanity unit and access to eaves storage, offering generous space with potential for conversion (subject to the relevant consents). The well-proportioned sitting room extends over 16ft, featuring a focal fireplace and flowing seamlessly into the kitchen/breakfast room. The kitchen is fitted with a range of wall and base units with roll-top work surfaces, space for appliances and a modern wall-mounted boiler. An adjoining dining area offers ample room for a family table and enjoys French doors opening directly onto the rear garden, creating a lovely indoor-outdoor living feel. A side porch provides additional access and convenience. There are three comfortable bedrooms, with the principal bedroom benefiting from fitted wardrobes plus a shower cubicle and wash hand basin. The family bathroom completes the accommodation, fitted with a three-piece suite including panel bath, low-level WC and wash basin.

Outside

Occupying a generous plot, the property enjoys mature gardens to the front with lawn, established planting and hedging providing privacy from the road. A substantial driveway to the side offers parking for multiple vehicles and leads to the garage, with a further shingled area providing additional parking or garden use, alongside a timber summerhouse. The enclosed rear garden is mainly laid to lawn and features a patio area ideal for outdoor seating and entertaining. There are raised borders, an ornamental pond, pergola, greenhouse and a useful brick-built storage shed, perfect for gardening enthusiasts.

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

Tenure

Freehold

Directions

Follow the A1067 into the centre of Drayton village then take the right-turn at the traffic lights onto School Road then right again onto Hall Lane. Follow the road along then turn right onto Carter Road where the property can be found on the right.

