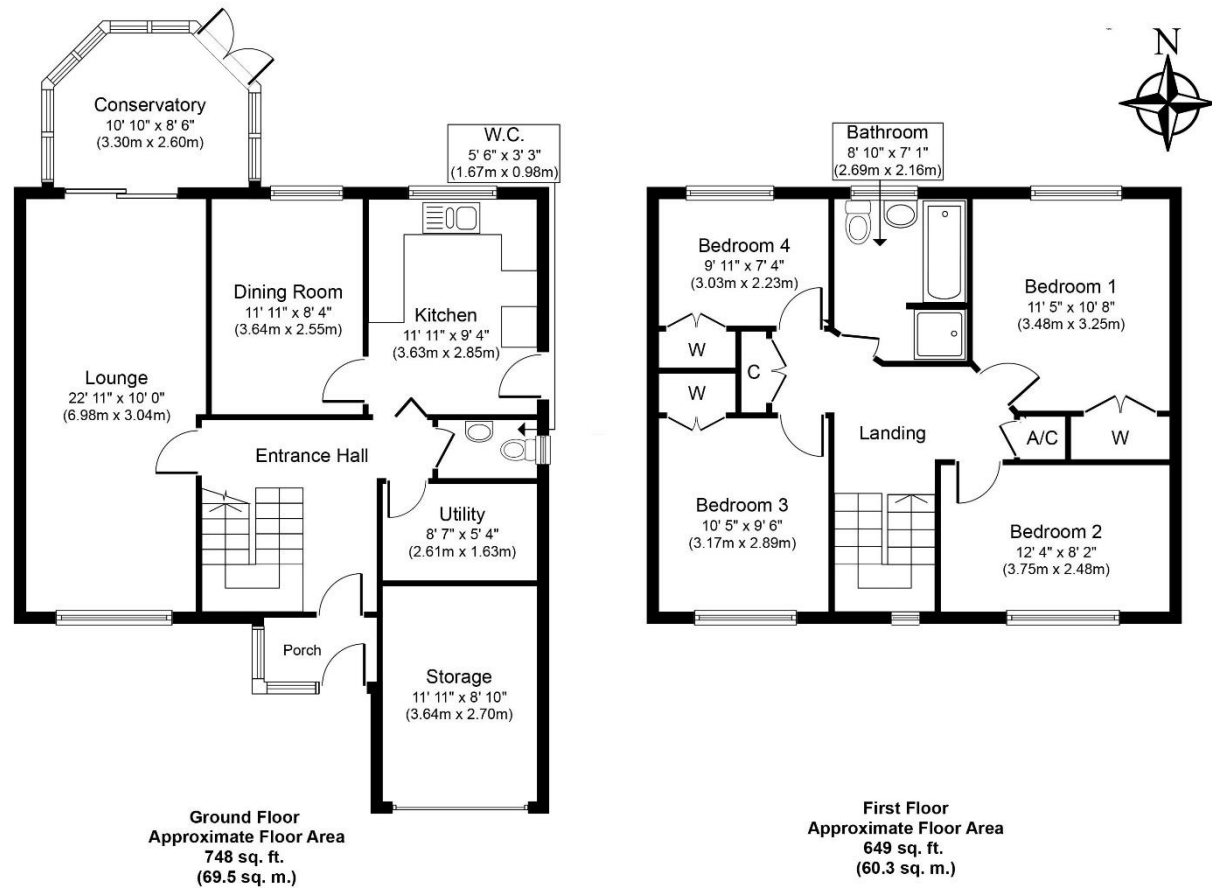


Sheridan Close, Drayton  
£365,000 Freehold



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**



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
- Lounge & Separate Dining Room
- Conservatory
- Enclosed Rear Garden
- Driveway Providing Ample Parking
- Store Room & Utility
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band D

## Description

Located in the popular village of Drayton we are pleased to bring to the market this appealing four bedroom detached home.

Offered with the benefit of no onward chain, this attractive property has been well maintained and re-decorated throughout including some new carpets, enabling potential buyers to move straight in.

The accommodation comprises; inviting entrance porch with plenty of storage space with further doorway leading to the inner hallway. The inner hallway is also a good size and has a staircase which rises to the first floor as well as doors which lead to the majority of the principal ground floor rooms. The sitting room measures in excess of 20' and features a window to the front aspect and sliding doors which lead to the conservatory.

Located to the rear of the home the conservatory is spacious and light with French doors leading to the rear garden. The kitchen is fitted with a range of wall and base units with roll top work surfaces above and a doorway which leads into the separate dining area. Formerly part of the garage, there is a utility room and also a separate cloakroom, both accessed from the main hallway.

To the first floor, there is a generous landing space with airing cupboard and access to all bedrooms and the family bathroom. All bedrooms are a good size with bedrooms one, three and four also benefitting from built in wardrobes or storage space. The family bathroom has a four piece suite with low level WC, hand wash basin, shower cubicle and a bath.

## Outside

To the outside there is a driveway to the front aspect providing ample off road parking and giving access to the storage space (formally the garage), there is also a low maintenance garden which could also be utilised as additional parking if required. The rear garden is also low maintenance being mainly paved with a separate shingled area ideal for plants and pots. There is also a summer house and garden shed, both of which have been recently re felted. Overall, the property is in fantastic condition throughout having recently benefitted from a range of new carpets and decoration.

## 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 are all connected.

## Local Authority

Broadland District Council, Thorpe Lodge, 1  
Yarmouth Road, Norwich, NR7 0DU. 01603 431133  
Council Tax D

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road and follow the road along. Turn right into Orchard Bank and right into Sheridan Close where the property can be found on the left hand side indicated by our For Sale Board.

