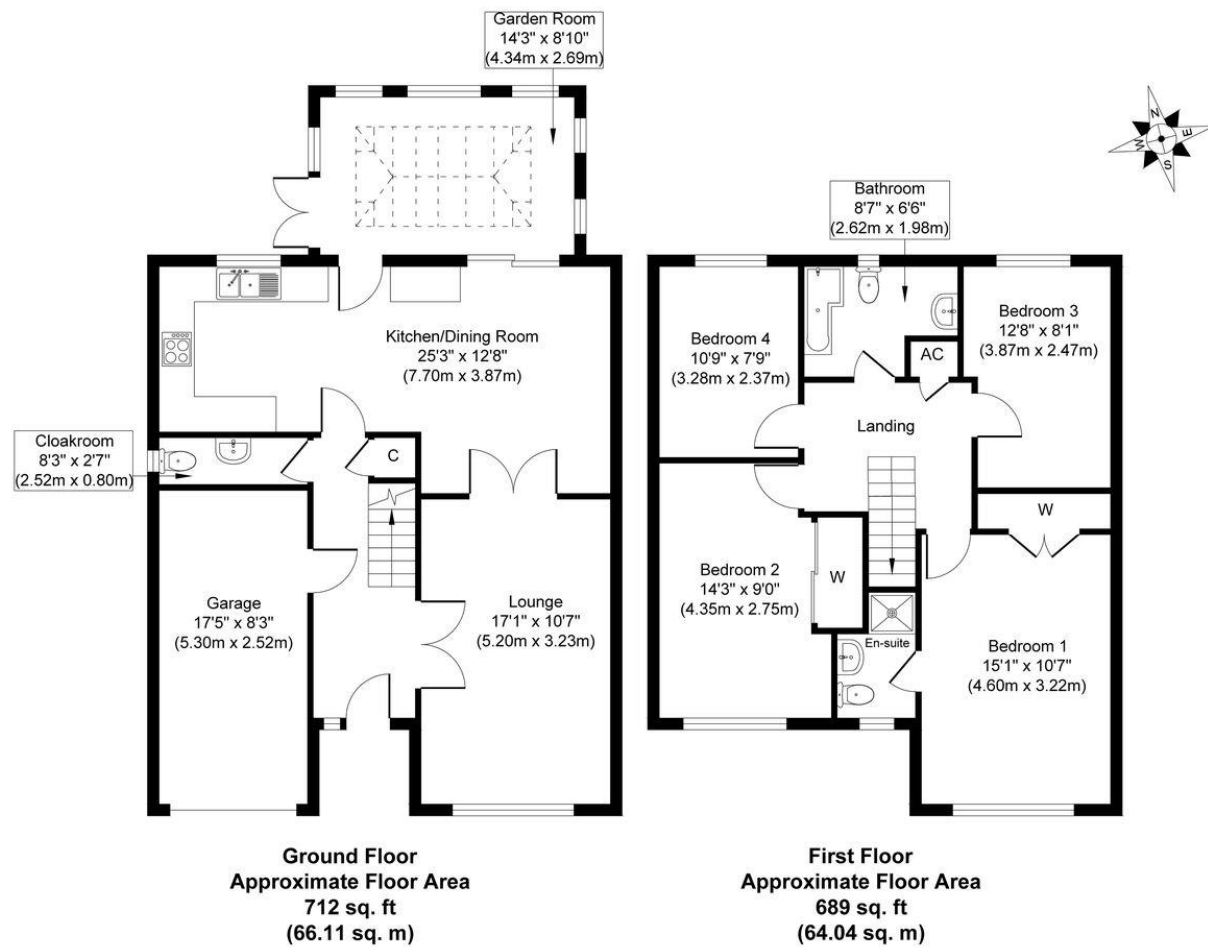


Badgers Brook Road, Drayton
Guide Price £450,000 - £475,000 Freehold



- Extended Detached Family Home
- Four Bedroom With Principle En-Suite
- Modern Kitchen With Integrated Appliances
- Spacious Lounge
- Contemporary Family Bathroom
- Stunning Garden Room With Roof Lantern
- Driveway Providing Off Road Parking
- Generous Garden With Mature Planting
- Integral 17ft Garage Ideal For Conversion
- EPC Rating D / Council Tax Band E



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.

Description

Iconic are delighted to present this superbly updated and extended four-bedroom detached family home, situated in the ever-popular village of Drayton. Finished to a high standard throughout, this property offers spacious accommodation and the added benefit of a stunning garden room overlooking the beautifully maintained rear garden.

The internal accommodation comprises a welcoming entrance hallway with stairs rising to the first floor, a useful storage cupboard, and access to all principal ground floor rooms. A modern cloakroom with a two-piece suite is conveniently located off the hallway. To the front aspect, the spacious sitting room enjoys dual access via French doors leading to both the hallway and the dining area, creating a flexible and sociable living space.

The heart of the home is the impressive open-plan kitchen/dining room, measuring in excess of 25ft. Re-fitted with a contemporary range of wall and base units with complementary roll-top work surfaces, the kitchen also features a composite sink/drainage, eye-level double electric oven, separate hob, integrated fridge/freezer, washing machine and dishwasher. Finished with ceramic tiled flooring and inset spotlights, this space is both stylish and practical, with French doors opening into the stunning garden room.

The garden room is a real showstopper, flooded with natural light from a feature central roof lantern and full-height windows, it also benefits from quality flooring, inset spotlights, and French doors that lead out to the garden.

Upstairs, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom boasts a built-in double wardrobe and a modern en-suite shower room with a three-piece suite and fully tiled walls. The remaining bedrooms are generously sized, with bedroom two also benefitting from fitted wardrobes.

The family bathroom has been stylishly re-fitted and features a panelled bath with shower over, low level WC, and wash basin with vanity unit.

A particular highlight is the integral single garage, which is accessed directly from the hallway. Measuring 17ft in length, it offers excellent storage or conversion potential (subject to the necessary consents).

Outside

Externally, the property benefits from ample driveway parking, a well-maintained front lawn with mature borders, and a fully enclosed rear garden that is mainly laid to lawn with established plants and trees. A patio seating area provides the perfect space for outdoor dining and entertaining.

There are solar panels on the roof and 2 storage batteries in the garage.

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 E

Tenure

Freehold

Directions

Leave Norwich via the Reepham Road and continue through Hellesdon heading towards Drayton. Turn left into School Road and turn right into Badgers Brook Road where the property can be found indicated by our For Sale Board.

