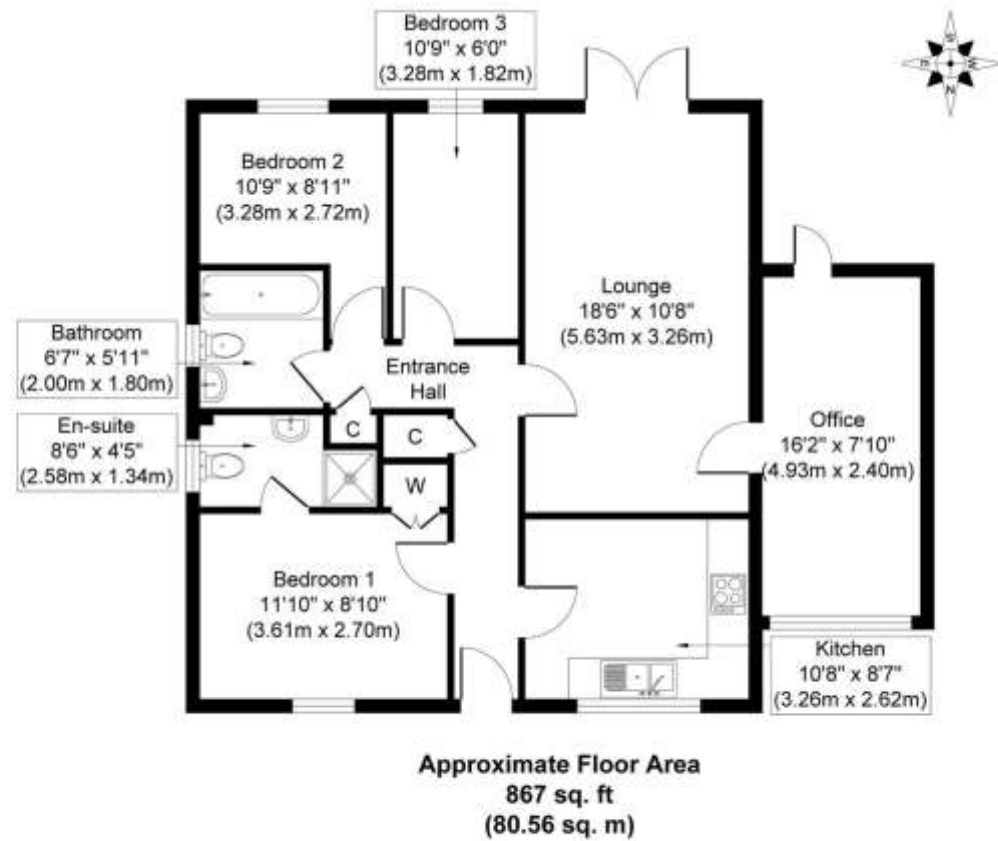


Cricket Close, Drayton
Guide Price £325,000 - £350,000 Freehold



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.

- Three Bedroom Bungalow
- Principle Bedroom With En-Suite
- Modern Fitted Kitchen
- 18ft Sitting Room
- Second Reception Room/Office Space
- Three Piece Family Bathroom Suite
- Driveway Offering Off Road Parking
- Low Maintenance Paved Rear Garden
- Requested Cul-de-Sac Location
- EPC Rating C / Council Tax Band C

Description

A perfect three-bedroom bungalow situated in a quiet cul-de-sac within Drayton.

Occupying a good position with a generous frontage, this detached bungalow also benefits from a converted garage, creating a large office space.

The full accommodation comprises an entrance hallway with two storage cupboards, leading to all principal rooms. The master bedroom, located to the front, benefits from an en-suite shower room, which includes a shower cubicle, low-level WC, and hand wash basin. From the hallway, there is access to two further well-proportioned bedrooms and a modern family bathroom, also fitted with a three-piece suite, including a panel bath, low-level WC, and hand wash basin. The heart of the home is an 18' sitting room, with French doors leading out to the rear garden, and a further door that opens into the home office. The home office measures in excess of 16' and is perfect as an additional reception room or games room, with a doorway to the rear and a front-facing window.

At the front, a fitted kitchen is well-proportioned, with modern wall and base units, worktops, inset sink, and spaces for a washing machine and fridge freezer. It also includes an integral electric oven, hob, and stainless-steel extractor fan, with a window to the front.

This property offers a flexible layout, a peaceful setting, and is ideal for a range of lifestyles, truly a must-see.

Outside

Outside, to the rear, is a low-maintenance garden, mainly paved with shingled areas, all enclosed by timber fencing and mature flower and shrub borders. To the front, ample parking is provided via a driveway and a large shingled area, which is low-maintenance and has a mixture of flowers and shrubs, with potential for additional parking if required.

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

Directions

From Reepham Road take the first turning into Thorpe Marriott onto Longdale. Take the third turning right into Cricket Close and left again where the property can be found on the left hand side.

