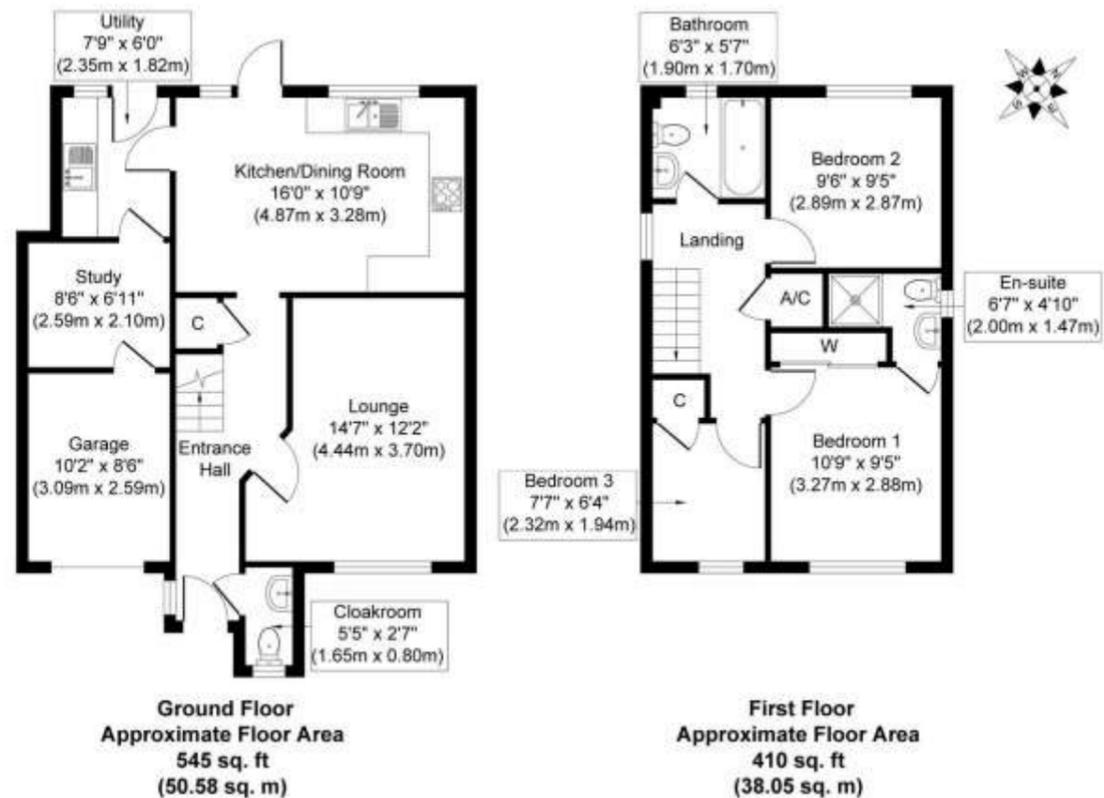


The Moors, Drayton  
£350,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 suitability 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.

- Immaculate Linked Detached Family Home
- Three Bedrooms & Principle En-Suite
- Stunning Kitchen/Dining Room
- Utility Room & Versatile Study Room
- Spacious Sitting Room
- Family Bathroom & Downstairs Cloakroom
- Private Walled Rear Garden
- Driveway Offering Off Road Parking
- Beautifully Modernised & Decorated Throughout
- EPC Rating D / Council Tax Band C

## Description

Situated on a popular road in Drayton, this beautifully modernised and impeccably presented three-bedroom link-detached family home offers stylish living throughout.

With a private walled rear garden and generous parking, early viewing is highly recommended to fully appreciate all that this property has to offer.

The accommodation begins with an inviting entrance hallway, complete with a useful storage cupboard, staircase rising to the first floor, and access to the majority of the ground floor rooms. A contemporary cloakroom/WC is fitted with a modern two-piece suite comprising a low-level WC and hand wash basin. To the front aspect, the well-proportioned sitting room provides a comfortable and welcoming living space. To the rear, the stunning kitchen/dining room serves as the heart of the home, fitted with a range of sleek satin-gloss wall and base units with worktops over. Features include an inset composite sink with drainer, fitted oven & microwave, separate hob with extractor above, integrated dishwasher, and space for an American-style fridge/freezer. The kitchen further benefits from inset spotlights, vinyl flooring, and direct access to the rear garden. Leading from the kitchen is a practical utility room, also fitted with matching units, inset sink/drain, and space for a washing machine and tumble dryer. From here, there is access to the garden and to the study. Forming part of the converted garage, the study is currently used as a gaming room and offers flexibility for a home office or playroom. A further door provides access to the remaining garage/storage space.

To the first floor, the landing includes an airing cupboard and doors to all rooms. The principal bedroom benefits from a built-in double wardrobe and a modern three-piece en-suite shower room comprising a shower cubicle, low-level WC, and hand wash basin. Bedrooms two and three are both generously sized, with bedroom three also featuring a storage cupboard. A contemporary family bathroom completes the accommodation, fitted with a stylish three-piece suite.

## Outside

Occupying a favourable position as you enter The Moors, the property boasts a brick-weave driveway providing ample parking, complemented by a large shingle area offering additional space.

To the rear, the private walled garden is mainly laid to lawn, with a composite decking area ideal for entertaining and attractive raised borders adding colour and interest. This exceptional home combines modern style with practical family living in a highly desirable location.

## 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, turn left into School Road and right into Badgers Brook Road. Take the fourth turning left into The Moors where the property can be found indicated by our For Sale Board.

