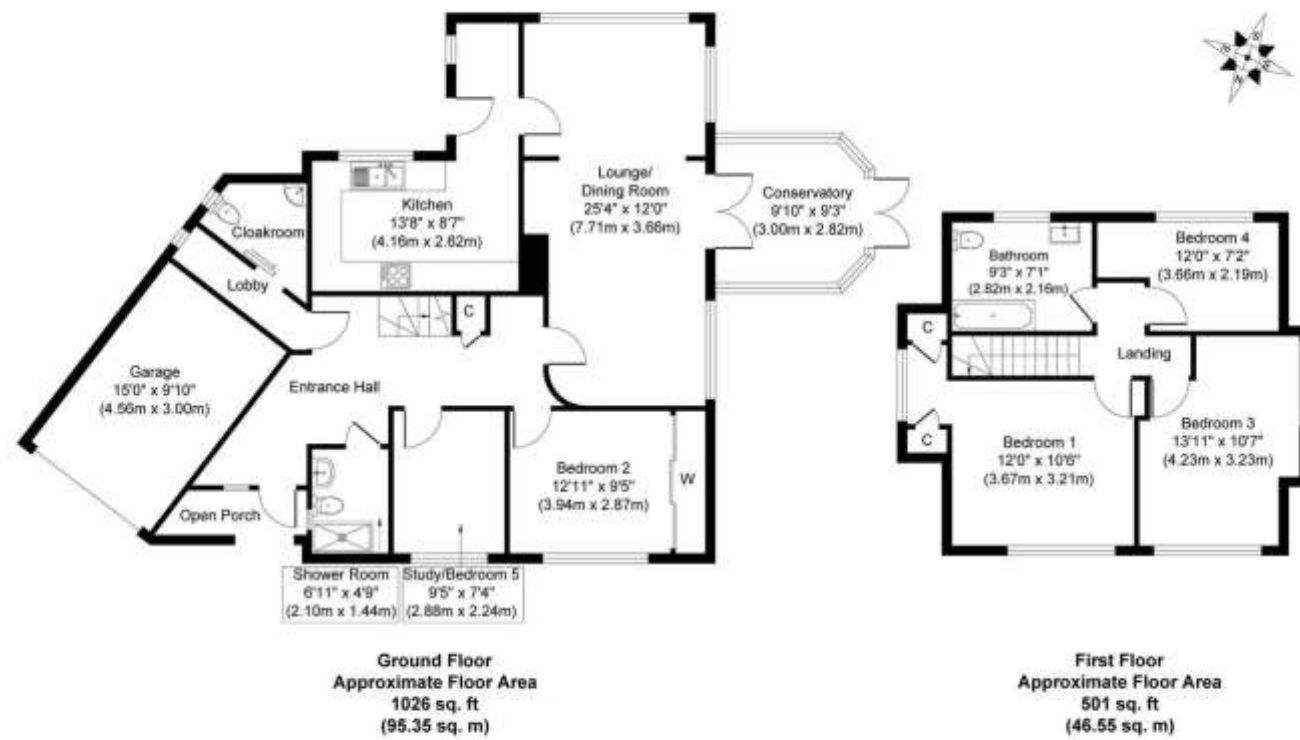


Delane Road, Drayton
OIEO £575,000 Freehold



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.

- Stunning Detached Family Home
- Four/Five Bedrooms
- Spacious Sitting/Dining Room Over 25ft
- Fitted Kitchen
- West Facing Conservatory
- Study/ Bedroom Five
- Family Bathroom & Downstairs Shower Room
- Private Rear Garden With Pergola & Patio Area
- Garage & Driveway With Ample Parking
- EPC Rating C / Council Tax Band D

Description

A beautifully presented four/five bedroom detached home, occupying a generous plot in the highly sought-after village of Drayton.

Significantly modernised to a high standard by the current owners, this impressive property combines spacious, flexible accommodation with contemporary finishes throughout.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

The accommodation begins with an open porch to the front, featuring attractive oak beams and tiled flooring, leading into a welcoming inner hallway with built-in storage, staircase to the first floor and a further lobby providing access to the downstairs cloakroom. The cloakroom is fitted with a modern two-piece suite comprising a low-level WC and hand wash basin with vanity unit. The generously proportioned sitting/dining room extends to just over 25 feet in length, creating an ideal space for both relaxing and entertaining. An archway opens into the dining area, which enjoys views over the rear garden via a window, along with French doors leading into the conservatory. The conservatory, recently updated with new flooring, benefits from a desirable south-westerly aspect and further French doors opening directly onto the garden. From the dining area, a further lobby provides additional storage, access to the kitchen, and a door leading to the side courtyard. The kitchen is fitted with a range of modern wall and base units with work surfaces over, an integrated composite sink with drainer, eye-level electric oven with grill, separate hob with extractor above, and a built-in dishwasher. There is ample space for additional appliances, complemented by tiled flooring, inset spotlights and a rear-facing window. Also on the ground floor is a second bedroom with fitted wardrobes, a separate study which could easily be utilised as a fifth bedroom, and a modern shower room fitted with a three-piece suite comprising a low-level WC, hand wash basin and shower cubicle.

To the first floor, the landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from ample built-in storage, while the family bathroom is fitted with an attractive modern white suite including a jacuzzi bath, low-level WC and vanity wash basin. The bathroom is fully tiled and finished with inset spotlights.

Outside

Externally, the property enjoys a generous brick-weave driveway to the front, providing ample off-road parking and access to the single garage with up-and-over door. Additional features include an electric car charging point and a lawned area offering potential for further parking if required. The rear garden is private and well maintained, mainly laid to lawn with mature flower and shrub borders, all enclosed by timber fencing. A patio seating area with timber-built pergola provides an ideal space for outdoor entertaining.

Further benefits include recently replaced windows and doors throughout, along with a modern boiler, making this an ideal family home ready to move straight into.

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 D

Directions

Leave Norwich via the Drayton Road heading towards Drayton. Turn right into Hurn Road and take the second turning left onto Delane Road where the property can be found on the left hand side.

