



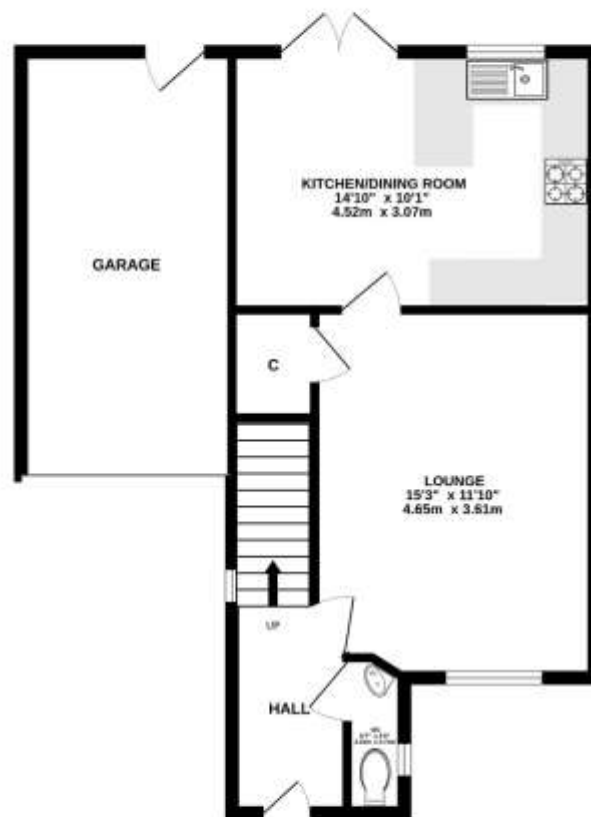
ICONIC
ESTATE AGENTS

Grace Edwards Close, Drayton
OIEO £290,000 Freehold



- Well Presented Semi Detached Home
- Three Bedrooms With Principal En-Suite
- Spacious Kitchen/Dining Room
- Bright & Airy Sitting Room
- Modern Bathroom & Downstairs W/c
- Enclosed Low Maintenance Rear Garden
- Single Garage Plus Driveway
- Popular Drayton Location Close To Amenities
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band C

GROUND FLOOR



1ST FLOOR



We have every attempt to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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THE GUILD
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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

Situated within the ever-popular village of Drayton, this well-presented three-bedroom semi-detached home offers spacious and contemporary accommodation throughout.

Offered with **no onward chain**, the property is ideal for first-time buyers, growing families or those looking to downsize, with early viewing highly recommended. The accommodation begins with a welcoming entrance hallway featuring stairs rising to the first floor and doors leading to the downstairs cloakroom and sitting room. The cloakroom is fitted with a modern two-piece suite comprising a low-level WC and corner hand wash basin. The sitting room is a bright and well-proportioned space, finished with quality flooring, inset spotlights and a useful understairs storage cupboard. To the rear of the property is a spacious kitchen/dining room, fitted with a stylish range of modern wall and base units providing ample storage and worktop space. Integrated appliances include an electric oven with a four-ring gas hob and extractor hood above, while there is additional space for further appliances. The room comfortably accommodates a family dining table and benefits from ceramic tiled flooring, inset spotlights and French doors opening directly onto the rear garden, creating an ideal space for both everyday family life and entertaining.

The first floor landing provides access to all three bedrooms, the family bathroom and a airing cupboard. The principal bedroom enjoys the advantage of built-in storage together with a contemporary en-suite shower room featuring a mains-fed shower, low-level WC and hand wash basin plus heated towel rail. Bedrooms two and three are both well-sized and offer flexible accommodation for children, guests or those working from home. Completing the accommodation is the modern family bathroom, fitted with a white three-piece suite and thermostatic shower over bath.

Outside

Outside, the property enjoys a low-maintenance frontage with a shingled garden and a driveway providing off-road parking, leading to the single garage. The garage benefits from power, lighting and useful overhead storage. To the rear, the enclosed garden has been designed with ease of maintenance in mind and features raised flower beds, timber fencing and a personal door providing direct access into the garage.

Location

Located close to a range of local amenities, highly regarded schools and excellent transport links into Norwich, this fantastic home offers modern, low-maintenance living in one of Drayton's most sought-after residential locations.

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

Tenure

Freehold

Directions

From Reepham Road, take the first turning onto Longdale. Turn left at the junction onto Felsham Way onto Grace Edwards Close. Follow the road around where the property can be found indicated by our For Sale Board.

