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Badgers Brook Road, Drayton
OIEO £400,000 Freehold



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.

- Beautifully Presented Detached Family Home
- Three Generous Bedrooms
- Stunning 23ft Open Plan Lounge/Dining Room
- Luxury Fitted Kitchen With Integrated Appliances
- Family Bathroom & En-Suite Shower Room
- Enclosed Garden
- Finished To An Extremely High Standard
- Garage & Driveway
- Sought After Drayton Location
- EPC Rating C / Council Tax Band D

Description

Iconic estate agents are delighted to offer for sale this much-improved and extended detached family home, which has been finished to an exceptional standard throughout. Situated in the highly sought-after village of Drayton, this impressive property offers generous and beautifully presented accommodation, with an internal viewing strongly recommended to fully appreciate the quality and finish on offer.

The property is approached via an entrance hall, where stairs with an attractive glass balustrade rise to the first floor. The hallway also provides access to a re-fitted cloakroom, useful storage cupboard, lounge/diner and kitchen.

The spacious 23ft lounge/diner boasts a light and airy feel, featuring a wood-burning stove and an attractive archway leading through to the impressive 14ft garden room. Overlooking the rear garden, the garden room benefits from contemporary radiators, Velux windows and large patio doors, creating an excellent additional living space and an ideal area for entertaining.

The modern grey high-gloss kitchen is fitted with a range of matching wall and base units, work surfaces over and a breakfast bar. Integrated appliances include an induction hob, NEFF combination oven, dishwasher and extractor fan. A door provides convenient access to the garage.

Upstairs, there are three generous bedrooms accessed from the landing, with two benefiting from fitted wardrobes. The master bedroom further boasts a luxury en-suite shower room, while the remaining bedrooms are served by a beautifully appointed three-piece family bathroom, which has also been finished to a high standard.

Outside

Outside, the front of the property features an attractive brick-weave driveway providing ample off-road parking, along with access to the attached 20ft single garage.

The enclosed rear garden is predominantly laid to lawn and benefits from two patio areas, side access gate and a combination of brick wall and fencing, providing a private and versatile outdoor space.

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 are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

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 on the right hand side..

