

Binney Road, Drayton
£690,000 Freehold

GROUND FLOOR



FIRST FLOOR



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.

- Executive Detached Family Home
- Beautifully Presented Throughout
- Two En-Suite Bedrooms
- Stunning Open Plan Kitchen Plus Utility
- Spacious Dual Aspect Sitting Room
- Contemporary Family Bathroom
- Generous Enclosed Rear Garden
- Double Garage & Driveway
- Over 2000 sq. ft. Of Accommodation
- EPC Rating B / Council Tax Band

Description

The accommodation begins with a spacious entrance hall, creating a welcoming first impression and providing access to a cloakroom, useful understairs storage and the first-floor landing.

Positioned to the front of the property is a versatile study, ideal for those working from home or in need of a quiet reading room or playroom. The generous sitting room enjoys an abundance of natural light from dual-aspect windows and centres around an attractive multi-fuel burner, creating a warm and inviting atmosphere and providing the perfect place to relax with family or entertain guests.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family room. Designed with modern lifestyles in mind, this exceptional space is perfect for both everyday family life and entertaining on a larger scale. The contemporary kitchen is beautifully appointed with an extensive range of fitted units, luxurious granite worktops, a central island with breakfast seating, a range cooker with extractor, integrated dishwasher and fridge freezer, together with a practical larder cupboard. The dining and family areas provide ample room for large furniture arrangements, while French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A separate utility room continues the high-quality finish, featuring matching fitted units, granite worktops, a sink unit, additional storage and plumbing for laundry appliances, ensuring the practical elements of family life are neatly tucked away.

Upstairs, the spacious landing leads to four generously proportioned double bedrooms. The impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the guest bedroom also enjoys its own en-suite facilities. Bedrooms three and four are both excellent-sized doubles and are served by a beautifully appointed family bathroom.

Further benefits include approximately six years remaining on the NHBC Buildmark warranty, providing additional peace of mind for prospective purchasers.

Outside

Outside, the property continues to impress. A resin driveway provides ample off-road parking and leads to the detached double garage, complete with power, lighting and remote-controlled electric roller doors. To the rear, the substantial east-facing garden enjoys uninterrupted views across open countryside, creating a wonderful sense of privacy and space. A generous paved patio provides the perfect setting for outdoor dining, summer entertaining or simply relaxing whilst taking in the picturesque surroundings.

Location

Drayton continues to be one of Norwich's most desirable residential locations, offering an excellent selection of local amenities including supermarkets, independent shops, cafés, public houses and highly regarded schools. The area is particularly popular with families thanks to its strong sense of community, nearby parks and green spaces, together with excellent transport links to Norwich city centre, the Norfolk & Norwich University Hospital, Norwich International Airport and the Northern Distributor Road, making it an ideal location for commuters and growing families alike.

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 F

