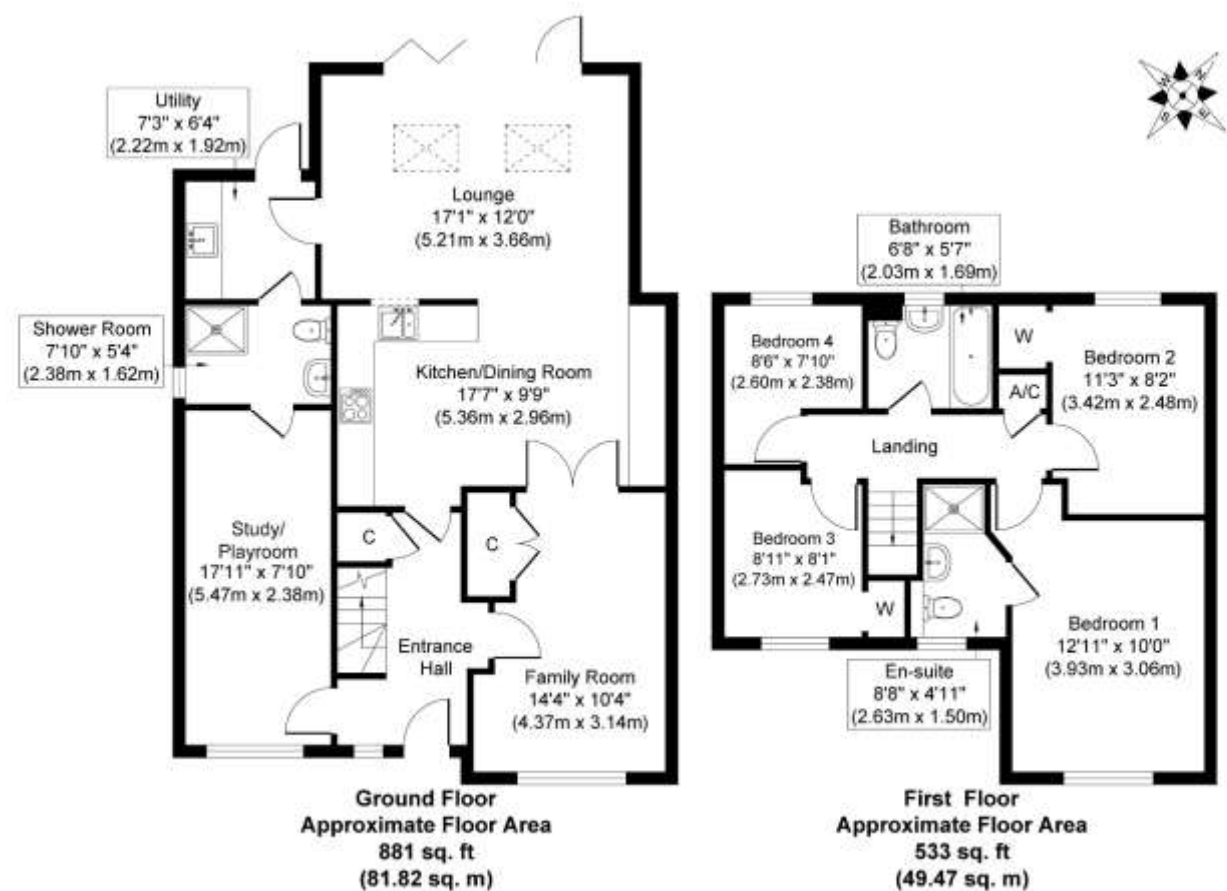




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.



ICONIC
ESTATE AGENTS

Wensum Walk, Drayton
Guide Price £400,000 - £425,000 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.

- Stylish Detached Family Home
- Four Bedrooms With Principle En-Suite
- Open Plan Kitchen/Dining/Family Area
- Utility Room & Downstairs Shower Room
- Bedroom 5/Study
- Family Bathroom Suite
- South Facing Rear Garden
- Driveway Offering Off Road Parking
- Cul-de-Sac Location
- EPC Rating C / Council Tax Band D

Description

Beautifully extended and thoughtfully updated, this impressive detached family home offers generous accommodation, perfectly blending style, comfort and flexibility.

With four bedrooms, an open-plan living area and a south-facing garden, it is ideally suited to modern family life.

At the heart of the home is a superb open-plan kitchen, dining and family area. Designed for everyday living as well as entertaining, this light-filled space features a contemporary kitchen with a ceramic butler sink, double electric oven, separate hob with extractor, inset spotlights and ceramic tiled flooring. Striking bi-fold doors open directly onto the south-facing garden, creating a seamless connection between indoor and outdoor living. A separate sitting room to the front provides the option of a cosy retreat or an additional family space, while a further ground floor room offers flexibility as a study, playroom or second reception room. A useful utility room adds to the home's practicality, alongside a ground floor shower room fitted with a modern three-piece white suite.

Upstairs, the first floor provides four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while two further doubles, a single bedroom and a modern family bathroom complete the accommodation.

This is a home designed for modern family living, offering the perfect balance of open-plan sociable spaces and quieter areas to unwind.

Outside

The south-facing rear garden is a particular highlight. Mainly laid to lawn, it is well stocked with mature trees and shrubs and includes a patio area accessed directly from the house, providing the perfect space for outdoor dining and entertaining. A timber garden shed offers useful storage, and the whole space is enclosed to create a safe and private family-friendly setting.

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

Directions

From the Reepham Road, take the first turning into Thorpe Marriott onto Longdale and turn right into Freshwater Way. Turn right into Wensum Walk where the property can be found on the left hand side.

