

Freshwater Way, Drayton
£325,000 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.

- Deceptively Spacious Detached Family Home
- Three Well Proportioned Bedrooms
- Kitchen/Dining Room
- Spacious Lounge
- Conservatory
- Master En-Suite & Re-Fitted Cloakroom
- Sunny Enclosed Rear Garden
- Garage & Driveway
- Well Presented Throughout
- EPC Rating D / Council Tax Band C

Description

Iconic are pleased to bring to the market this well-presented and deceptively spacious three-bedroom detached family home.

Offering generous accommodation throughout, together with a conservatory, re-fitted cloakroom, en-suite shower room, garage and sunny enclosed rear garden, this property is ideally suited to family living. Early internal viewing is strongly advised.

The accommodation comprises an entrance hall with stairs rising to the first floor, doors leading to the lounge and a recently re-fitted cloakroom. The spacious lounge benefits from French doors opening into the sunny conservatory, which provides an ideal additional reception or second seating area and enjoys views over the rear garden.

The modern kitchen is fitted with a range of wall and base units with work surfaces over, together with ample space for a dining table, making this a practical and sociable space for everyday family life.

To the first floor, there are three well-proportioned bedrooms accessed from the landing. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by the three-piece family bathroom suite.

Outside

Outside, the property offers a small lawned garden to the front, together with off-road parking which leads to the attached single garage. To the rear is a sunny enclosed garden, featuring lawned and patio areas, providing an ideal space for outdoor entertaining, children to play or simply relaxing in the sunshine.

Location

The property is ideally positioned within easy reach of local schools, shops and amenities, while the nearby recreation area provides an excellent facility for children and 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 C

Tenure

Freehold

Directions

From Reepham Road, turn into Thorpe Marriott onto Longdale. Take the first turning right into Freshwater Way where the property can be found directly in front at the end of the cul-de-sac.

