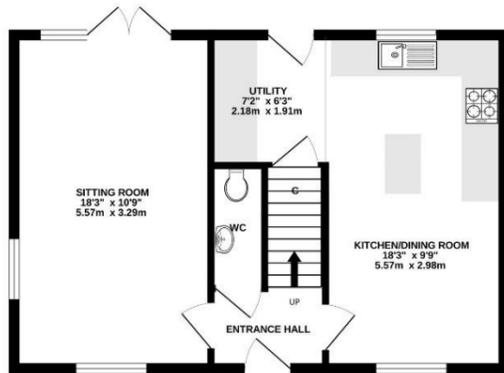




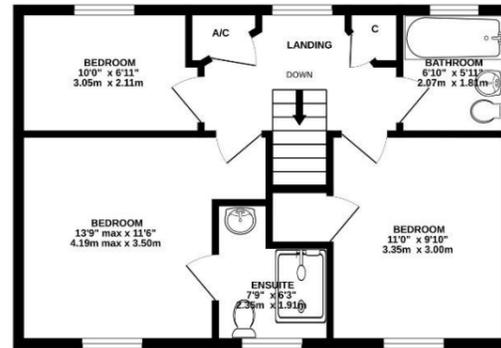
ICONIC
ESTATE AGENTS

Binney Road, Drayton
OIEO £400,000 Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made 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**



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.

- Stunning Detached Family Home
- Three Bedrooms With Principle En-Suite
- Stylish Upgraded Kitchen With Central Island
- Utility Room
- Spacious Dual Aspect Sitting Room
- West Facing Enclosed Rear Garden
- Single Garage & Driveway
- NHBC Warranty Remaining
- Offered With No Onward Chain
- EPC Rating B / Council Tax Band D

Description

A stunning three-bedroom detached family home, situated on the highly sought-after Church Farm development in Drayton.

Built in late 2024, this beautifully presented property is offered with no onward chain and benefits from an upgraded, contemporary kitchen. The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway, featuring a staircase rising to the first floor and access to all principal ground floor rooms. A convenient cloakroom comprises a low-level W/C and wash hand basin. The sitting room is a bright and well-proportioned dual-aspect space, enhanced by French doors that open directly onto the rear garden, creating an ideal setting for both relaxing and entertaining. The heart of the home is the impressive kitchen/dining room, a superb family space that has been stylishly updated by the current owners. It features a range of modern wall and base units with solid oak worktops, complimented by a central island. Integrated appliances include a fridge/freezer, dishwasher, and electric oven with a four-ring gas hob and extractor hood. Finished with ceramic tiled flooring, inset spotlights, and dual-aspect windows, the room is flooded with natural light. The kitchen seamlessly leads into a useful utility area, offering additional storage, a concealed combination boiler, and access to an under-stairs cupboard, as well as a door opening onto the rear garden. High quality wooden shutters to the front aspect further enhance the ground floor accommodation.

Upstairs, a generous landing provides access to all bedrooms and includes both an airing cupboard and additional storage. The principal bedroom benefits from a built-in double wardrobe and a modern ensuite shower room, fitted with a stylish three-piece suite. Bedroom two also offers built-in storage, while bedroom three enjoys a pleasant rear aspect. The family bathroom is fitted with a contemporary three-piece suite comprising a panelled bath, WC, and wash hand basin.

Outside

Externally, the property continues to impress. To the front, there is an attractively landscaped garden alongside a driveway providing access to a single garage, complete with power, lighting, overhead storage, and a personnel door. The rear garden is west-facing, fully enclosed, and designed for low maintenance, featuring a patio seating area, perfect for outdoor dining and entertaining. Further benefits include the remainder of a 10-year NHBC warranty for added peace of mind.

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 D

Tenure

Freehold

Directions

From Hall Lane, Drayton, turn into the Church Farm development onto Binney Road where the property can be found indicated by our For Sale Board.

