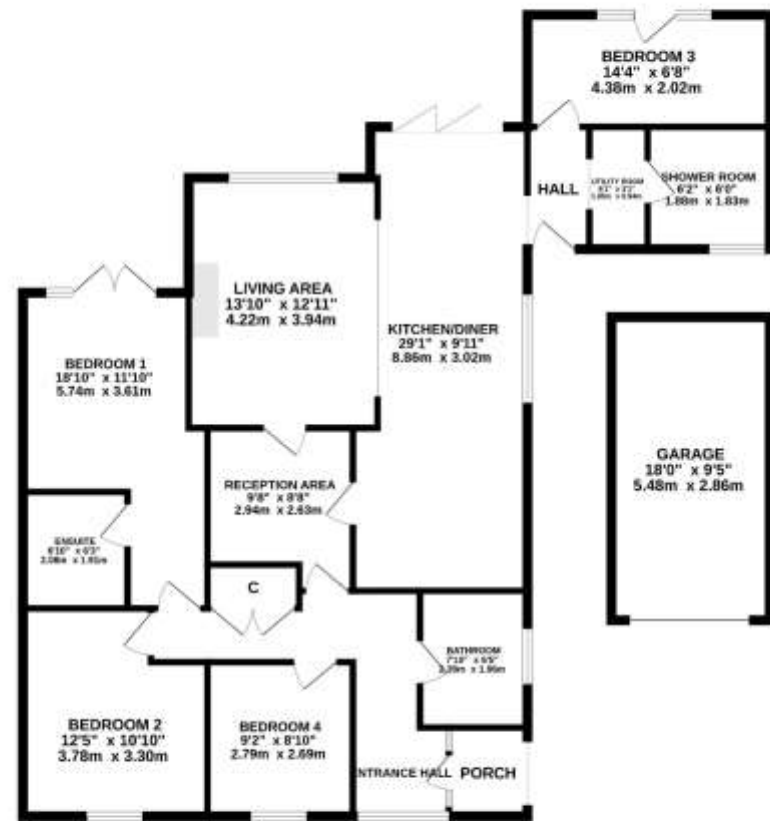


GROUND FLOOR  
1463 sq.ft. (135.9 sq.m.) approx.



TOTAL FLOOR AREA: 1463 sq.ft. (135.9 sq.m.) approx.  
These plans are intended to give a general impression of the layout and are not intended to be used as a contract. The actual layout may vary slightly from the plans shown and the agent is not responsible for any errors or omissions. The price is for the property only and should be used as a guide only. The price is for the property only and should be used as a guide only. The price is for the property only and should be used as a guide only.



Layton Close, Drayton  
Guide £575,000 Freehold



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.

- Detached Four Bedroom Bungalow
- Principle Bedroom With En-Suite
- Spacious Kitchen/Dining Room
- Versatile Second Reception Room
- Utility Room & Shower Room

- Expansive Landscaped Garden
- Garage & Driveway Way With Ample Parking
- Fully Renovated To a High Standard
- Sought After Drayton Location
- EPC Rating Tbc / Council Tax Band D

## Description

Iconic are delighted to bring to the market this four-bedroom detached bungalow, situated in the popular location of Drayton.

Completely renovated throughout to a high standard by the current owners, this beautiful property benefits from a stunning landscaped garden to the rear, and early viewing is essential.

The accommodation comprises an external porch leading to the inner entrance hallway, which features a double cupboard and doors off to the second reception area or study, the principal bedroom, bedroom two, and bedroom four. Both bedrooms two and four are well-proportioned and located to the front aspect of the property. The principal bedroom is a stunning double room, complete with French doors leading out to the rear courtyard and main garden. It also boasts a designer wardrobe and double fitted wardrobes, while the modern en-suite shower room is fitted with a white three-piece suite, including double inset basins within a vanity unit, a low-level WC, and a corner shower cubicle with a rainfall shower.

From the hallway, the family bathroom is also fitted with a modern white three-piece suite, comprising a bathtub, low-level WC, and hand wash basin with a vanity unit, plus a towel radiator. The second reception area is ideal as a study or snug, with further doors leading into the expansive kitchen and dining room. This measures in excess of 29 feet and features modern fitted wall and base units, a double oven, separate hob, extractor, and dishwasher, all set beneath high-quality worktops and flooring, with inset spotlights and a side window. Bi-folding doors open out from the kitchen to the rear garden, while the kitchen itself also opens into the generous sitting area, complete with a feature fireplace and rear-facing window. From the kitchen, an opening leads into the rear hallway, with further opening into the utility room, and a door leading to a ground-floor shower room, and bedroom three. Bedroom three is located to the rear, with a door opening directly into the garden. The utility room provides additional space for appliances, and the further shower room is also fitted with a three-piece white suite, including a low-level WC, hand wash basin in a vanity unit, and an electric shower.

This exceptional bungalow offers flexible living, luxurious finishes, and a fantastic outdoor space, truly one not to be missed.

## Outside

Outside, to the rear, there is a stunning, low-maintenance landscaped garden, predominantly laid to lawn, with a brick-weave patio, a decking area, and a paved seating area topped with a pergola. A side pathway and further storage sit behind modern high-level fencing, with a raised bed at the rear. To the front, a driveway provides ample off-road parking, steps leading to the front door, and access to the garage, which measures 18 feet by 9 feet 5.

## 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

## Directions

From Reepham Road, turn into Hall Lane and follow the road along. Turn left into George Drive, follow the road around and left right into Layton Close where the property can be found where the property can be found on the left hand side.

