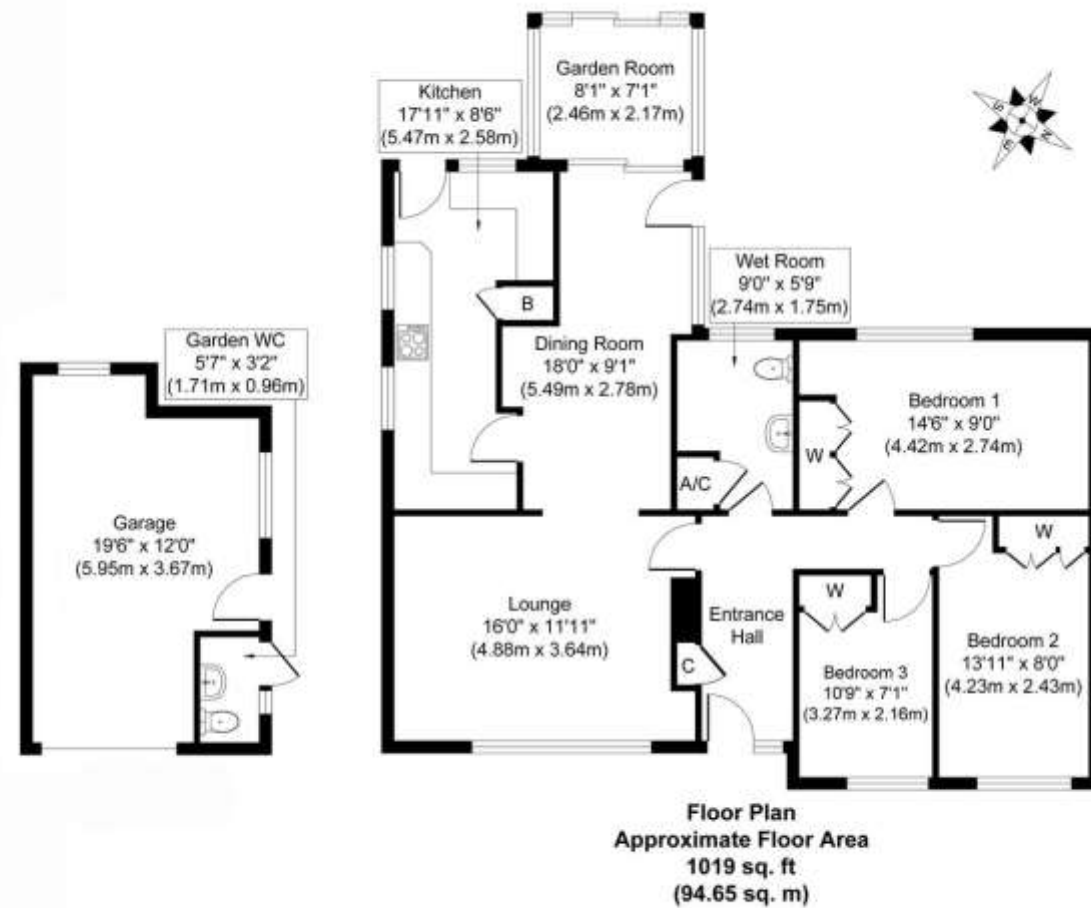


Carter Road, Drayton
Guide Price £350,000 - £375,000
Freehold



When every effort 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. The 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.

- Detached Bungalow In Popular Location
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Spacious Garden Room
- Lounge & Dining Room
- Mature, Private Rear Garden
- Oversized Garage, Car Port & Driveway
- Solar Panels
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are delighted to bring to the market this three-bedroom detached bungalow, ideally situated in the popular village of Drayton.

Occupying an enviable plot, the property boasts a particularly attractive, mature and non-overlooked rear garden, offering a wonderful degree of privacy and an ideal space for relaxing or entertaining. Offered with no onward chain, this property presents an excellent opportunity for those seeking single-storey living in a well-established village location.

The accommodation begins with a welcoming entrance hallway, complete with a useful storage cupboard and doors leading to the majority of the principal rooms. All three bedrooms are well proportioned and benefit from fitted wardrobes, with two positioned to the front aspect and the third overlooking the rear garden. The wet room comprises a wall-mounted shower, low-level WC and wash basin. The sitting room enjoys an attractive front-facing aspect and opens through to a generous dining area, providing a natural space for everyday dining and entertaining. From here, doors lead to both the kitchen and garden room. The garden room is a particularly useful addition, featuring large double-glazed windows to both side aspects, sliding doors opening directly onto the rear garden and an insulated roof incorporating inset spotlights, allowing the space to be enjoyed throughout the year.

The kitchen is fitted with a range of quality wall and base units, complemented by work surfaces, an integral electric oven, four-ring gas hob and concealed extractor. There is also ample space for additional appliances, along with a useful storage cupboard housing the boiler.

The property further benefits from Solar Panels.

Outside

Outside, the front of the property features a driveway providing ample off-road parking, alongside an established garden with mature flowers and shrubs, enclosed by a low-level retaining wall. The rear garden is a real highlight of this home. Enjoying a high degree of privacy with no direct overlooking, this established outdoor space is predominantly laid to lawn and beautifully complemented by a variety of mature trees, flowering plants and shrubs. A paved seating area provides the perfect spot for outdoor dining or simply enjoying the peaceful surroundings, while a garden shed and greenhouse offer additional storage and practical space for gardening enthusiasts. There is also a feature well stocked pond.

The garden is further complemented by an oversized garage with an electric roller door a car port and a separate garden W/C fitted with a two-piece white suite.

Location

Drayton is a popular village on the outskirts of Norwich, offering a range of local amenities, shops, schools and everyday conveniences, together with a selection of pubs and eateries. The village also benefits from regular bus services into Norwich city centre, while its convenient position provides access to the Northern Distributor Road and wider road network, making it well suited to commuters and those wishing to enjoy village life within easy reach of the city

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity are all connected. Solar Panels.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

