

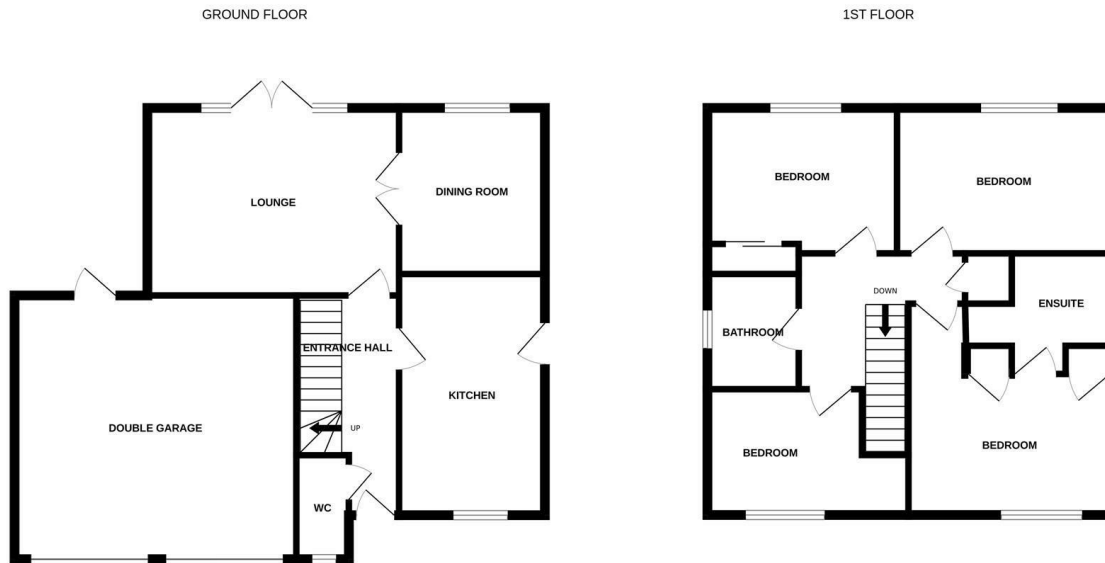


22 Drewray Drive | Taverham | Norwich | NR8 6XS

Guide Price £390,000

****GUIDE PRICE £390,000 - £400,000 LARGE DETACHED FAMILY HOME**** Gilson Bailey are delighted to offer this spacious and well-presented four-bedroom detached family home, ideally situated in the highly sought-after village of Taverham. Offering generous and versatile living accommodation, the property features an entrance hall, lounge, dining room, a modern fitted kitchen, WC and four well-proportioned bedrooms, including an en-suite to the principal bedroom and family bathroom. Externally, a driveway provides ample off-road parking leading to a double garage, while the large, enclosed rear garden is perfect for family living and entertaining. With double glazing, gas central heating and excellent condition throughout, this superb home represents a fantastic opportunity in a desirable location and must be viewed to be fully appreciated.





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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Location

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 15'2" x 11'3"

Patio doors, radiator.

Dining Room 10'0" x 8'10"

Double glazed window, radiator.

Kitchen 14'7" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator, door to side.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'1" x 12'1"

Double glazed window, radiator, built in wardrobes.

En-Suite 8'9" x 7'3"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 12'11" x 7'11"

Double glazed window, radiator.

Bedroom Three 11'5" x 7'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Four 12'2" x 7'5"

Double glazed window, radiator.

Bathroom 7'1" x 5'4"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking leading to a double garage.

Outside Rear

Lawned garden, patio area, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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