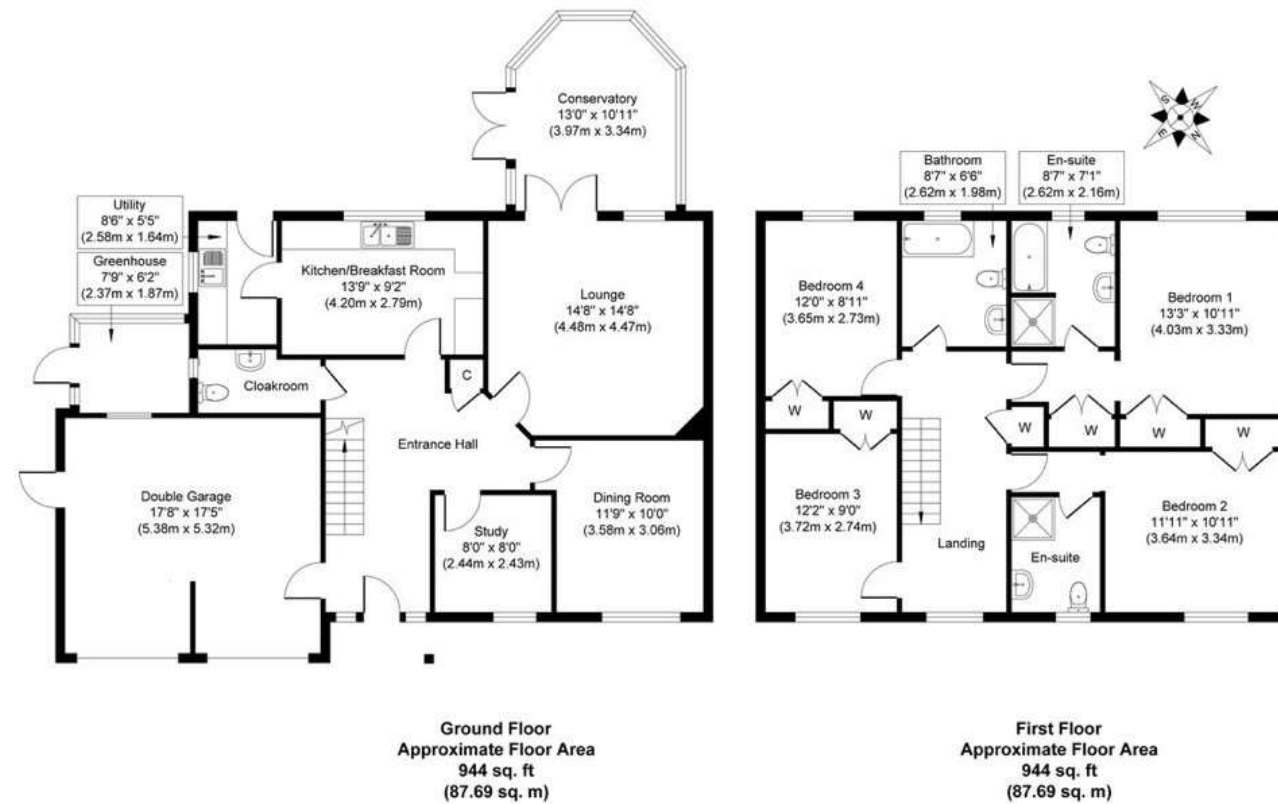


Pond Lane, Drayton
OIEO £500,000 Freehold



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**

rightmove

ZOOPLA

onTheMarket.com

THE GUILD
PROPERTY
PROFESSIONALS

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.

- Executive Detached Family Home
- Four Bedrooms & Two En-Suites
- Kitchen/Breakfast Room Plus Utility
- Sitting Room & Conservatory
- Study & Separate Dining Room

- South Facing Private Enclosed Rear Garden
- Brick Weave Driveway & Double Garage
- Sought After Village Location
- Close To All Local Amenities
- EPC Rating C / Council Tax Band F

Description

Iconic are proud to offer this four bedroom detached home situated in the popular village location of Drayton, just West of Norwich.

This wonderful family home benefits from having four double bedrooms with the principal bedroom offering an en-suite, a wonderful mature garden and a double garage with driveway. The accommodation comprises; generous entrance hallway, with doors to the majority of the ground floor rooms, a storage cupboard and a staircase which rises to the first floor. From the hallway there is a downstairs cloakroom with two piece suite which comprises; a low level W/C and a hand wash basin. There is a study to the front aspect which is great for any client needing a home office. Additionally, there is also a dining room which could also double as another office or snug if required. The sitting room is a well-proportioned room, with French doors that access the conservatory and a feature corner fireplace. The conservatory measures in excess of 13' and has French doors to the side aspect which lead to the mature garden at the rear. The kitchen/breakfast room has ample space for a dining table and is fitted with a range of modern units with work tops above. There is an integral sink/drain, dishwasher, fridge and freezer and space for a range cooker with extractor hood above. There is also a window offering views of the garden and a further door leading to the utility room. The utility room is also fitted with a range of units with ample space for appliances and a door which leads to the rear garden. From the hallway there is a door which leads to the double garage. The double garage offers ample overhead storage, has power and lighting, with a door to the side aspect.

To the first floor there is a galleried landing with storage cupboard and doors which lead to all bedrooms and the family bathroom. The principal bedroom benefits from two built in double wardrobes and has a door leading to the en-suite. The en-suite is a good size and has a four piece suite with panel bath, shower cubicle, low level WC and a hand wash basin. The second bedroom is also a good size double and also has an ensuite with shower cubicle, low level WC and a hand wash basin. Both bedrooms three and four are also double with both having built in wardrobes. There is also a family bathroom from the landing with a three piece suite.

Outside

Outside the property is located on Pond Lane which is close to all amenities and good transport links. The driveway is brick weaved and provides ample off road parking and gives access to the double garage with up and over doors. There is also a lawn garden which is enclosed by picket fencing and a gate which leads to the rear. Outside to the rear aspect the South facing garden is mainly laid to lawn and has well stocked flower and shrub borders with mature trees. There is also an attractive raised carp pond and a patio area which provides ample seating.

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 F

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn right into School Road and Pond Lane can be found on the left hand side and the property is indicated by our For Sale Board.

