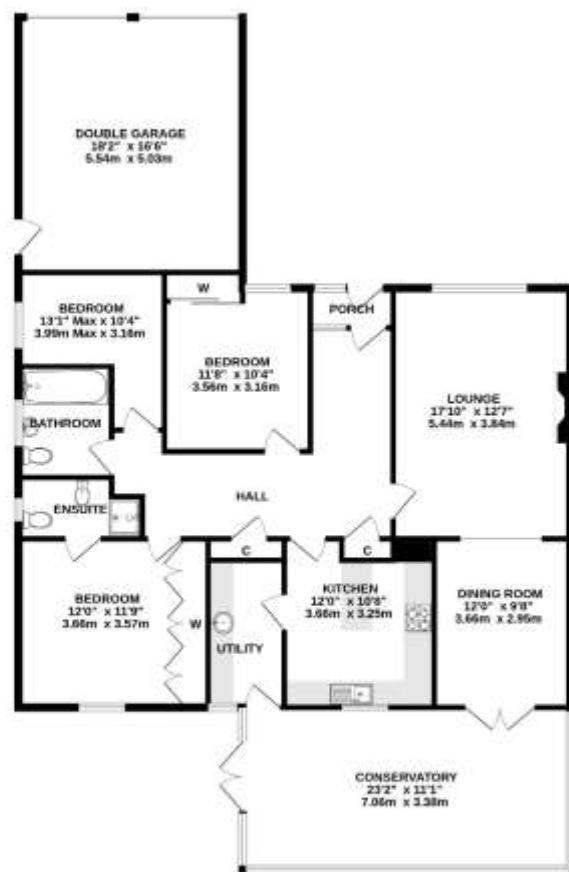


GROUND FLOOR



Whilst every attempt has been made to present the accuracy of the description contained hereon, measurements of floor, window, door and all other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown hereon are not shown and are not guaranteed as to their availability or efficiency and are shown as they are.



**ICONIC**  
ESTATE AGENTS

Bradshaw Road, Drayton  
Guide Price £425,000- £450,000  
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.

- Executive Detached Bungalow
- Three Well Proportioned Bedrooms
- En-Suite To Principal Bedroom
- Lounge, Dining Room & Conservatory
- Kitchen & Utility Room
- Generous Sunny Rear Garden
- Double Garage & Ample Parking
- Offered With No Onward Chain
- Sought After Location
- EPC Rating D / Council Tax Band D

## Description

Situated in one of Drayton's most desirable and rarely available locations, this executive detached bungalow offers deceptively spacious and highly versatile accommodation throughout, and is available with no onward chain.

The property is approached via a welcoming porch and entrance hall, leading into the generous living accommodation. A spacious lounge provides an excellent setting for relaxing and entertaining, complemented by a separate dining room ideal for formal dining occasions. There are three well-proportioned bedrooms, all benefiting from fitted wardrobes, with the principal bedroom further enhanced by an en-suite shower room. A three piece family bathroom serves the remaining bedrooms.

The kitchen is fitted with a comprehensive range of wall and base units with work surfaces over and incorporates a breakfast bar, while a separate utility room adds further practicality.

The accommodation is completed by an impressive 23ft conservatory, enjoying delightful views over the rear garden and providing additional reception space flooded with natural light.

Properties within this highly sought-after Drayton location are rarely available, and early viewing is strongly advised to fully appreciate the space and setting on offer.

## Outside

Externally, the property continues to impress with a lawned front garden, ample off-road parking via a brick-weave driveway, and access to an attached double garage. To the rear, the generous sunny garden is predominantly laid to lawn and bordered by mature hedging and fencing, with an attractive selection of established trees creating a private and peaceful setting. There is also a UPVC summer house, ideal for storage, hobbies or relaxing outdoors.

## 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 and Electricity are all connected.

## Local Authority

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

## Directions

From Drayton Road, turn into Hurn Road and follow the road to the end. Turn left into Bradshaw Road where the property can be found indicated by our For Sale Board.

