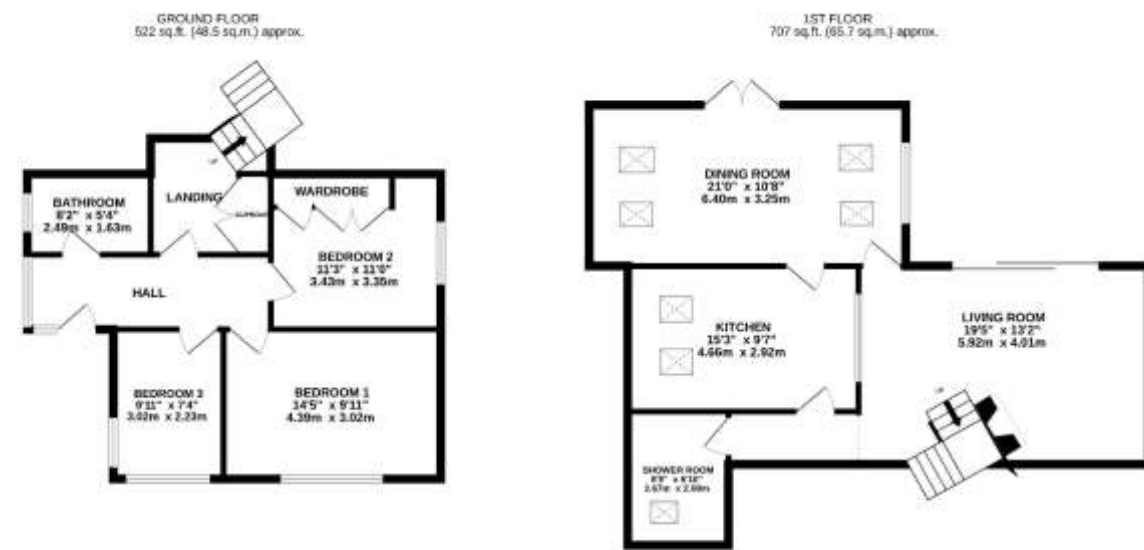


School Road, Drayton £425,000 Freehold



TOTAL FLOOR AREA: 1229 sq.ft. (114.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not intended to be used as a guide to the actual dimensions of the property. The plan is not intended to be used as a guide to the actual dimensions of the property. The plan is not intended to be used as a guide to the actual dimensions of the property.



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.

- Well Presented Detached Bungalow
- Three Bedrooms
- Spacious Lounge With Feature Fireplace
- Modern Kitchen With Integrated Appliances
- Generous Dining/Entertaining Space
- Split Level Accommodation
- Attractive Drayton Location With Fields Views
- Driveway Parking And Carport
- Mature Rear Garden
- EPC Rating Tbc / Council Tax Band C

Description

Well-presented three-bedroom detached family home, occupying an attractive position in Drayton with open field views to the rear.

The property is offered in good condition throughout and enjoys a unique split-level layout.

Accommodation begins with an entrance hallway providing access to all three bedrooms, the family bathroom, a useful storage cupboard, and stairs leading down to the main living space.

All bedrooms are well-proportioned, with the second bedroom benefitting from a range of built-in wardrobes. The family bathroom features a modern three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin set within a vanity unit.

The main sitting room is a superb family space, enhanced by a vaulted ceiling and feature fireplace. Sliding doors enjoy attractive views across open fields and provide direct access to the patio and decking areas. Additional doors lead to the ground floor shower room, rear dining room, and kitchen. The dining room is an impressive entertaining space measuring in excess of 20ft, flooded with natural light from four Velux windows and further benefitting from French doors opening onto the rear garden.

Centrally located, the kitchen features a range of modern high-gloss units with work surfaces over, an integral composite sink and drainer, built-in electric oven and grill, separate electric hob with splashback, and stainless steel extractor hood.

The kitchen also benefits from ceramic tiled flooring, two Velux windows, and inset spot lighting. Completing the ground floor is a shower room fitted with a shower cubicle, low-level WC, and wash hand basin, along with ceramic tiled flooring and a Velux window.

Outside

Externally, the property is set back from the road and benefits from a driveway providing ample off-road parking, leading to a carport. To the rear is a beautifully maintained mature garden enjoying stunning open field views.

The garden features raised decking and patio areas with steps leading down to a lawn, complemented by established flower and shrub borders and low-level fencing to maximise the outlook.

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 C

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn right at the Traffic Lights onto School Road. Take the first exit at the mini roundabout continuing on School Road where the property can be found indicated by our For Sale Board.

