

Sheridan Close, Taverham
£375,000 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 at each 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**



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.

- Attractive Detached Family Home
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Spacious Sitting Room
- Separate Dining Room Plus Conservatory
- Versatile Ground Floor Bedroom/Home Office
- Ground Floor Cloakroom
- Private Enclosed Rear Garden
- Garage & Generous Driveway
- EPC Rating C / Council Tax Band D

Description

An attractive three-bedroom family home, ideally situated within the popular Sheridan Close in Drayton and offered to the market with no onward chain.

Well presented throughout and offering versatile living accommodation, this excellent home is sure to appeal to a wide range of buyers, and early viewing is highly recommended. The accommodation begins with an entrance porch leading into the welcoming inner hallway, which benefits from two useful storage cupboards, a staircase rising to the first floor, and doors providing access to the principal ground floor rooms. Positioned to the front of the property, the generous sitting room enjoys a pleasant outlook and features a modern gas fireplace, creating a comfortable and inviting living space. The room flows effortlessly into the adjoining dining room, providing an ideal setting for both family meals and entertaining.

The ground floor also benefits from a convenient cloakroom fitted with a low-level WC and wash hand basin, together with a versatile third bedroom which could equally serve as a home office, playroom or study. The kitchen is fitted with a range of wall and base units complemented by roll-edge work surfaces. Integrated appliances include a double electric oven with a gas hob, integrated refrigerator and extractor hood above, while there is ample space for additional appliances. Further benefits include tiled flooring, a wall-mounted boiler, and a door leading into the conservatory. Overlooking the rear garden, the conservatory offers a versatile additional reception space with tiled flooring and French doors opening onto the garden, making it ideal for relaxing or entertaining throughout the year.

The first floor comprises a spacious landing with a large built-in storage cupboard, two well-proportioned double bedrooms, both benefiting from fitted wardrobes, and a family bathroom. The bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC and wash hand basin, together with tiled flooring and additional built-in storage cupboards.

Outside

Outside, the property enjoys a generous shingled driveway providing ample off-road parking and leading to a single garage with an up-and-over door.

To the rear is a private, enclosed garden laid mainly to lawn with a separate patio seating area, mature trees and shrubs providing an excellent degree of privacy. The garden also benefits from a timber storage shed and direct access into the garage.

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 are all connected.

Local Authority

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

Tenure

Freehold

Directions

From Fakenham Road heading towards Drayton, take the left fork onto Taverham Road. Take the second left into Orchard Bank and then take the first turning right into Sheridan Close where the property can be found indicated by our For Sale Board.

