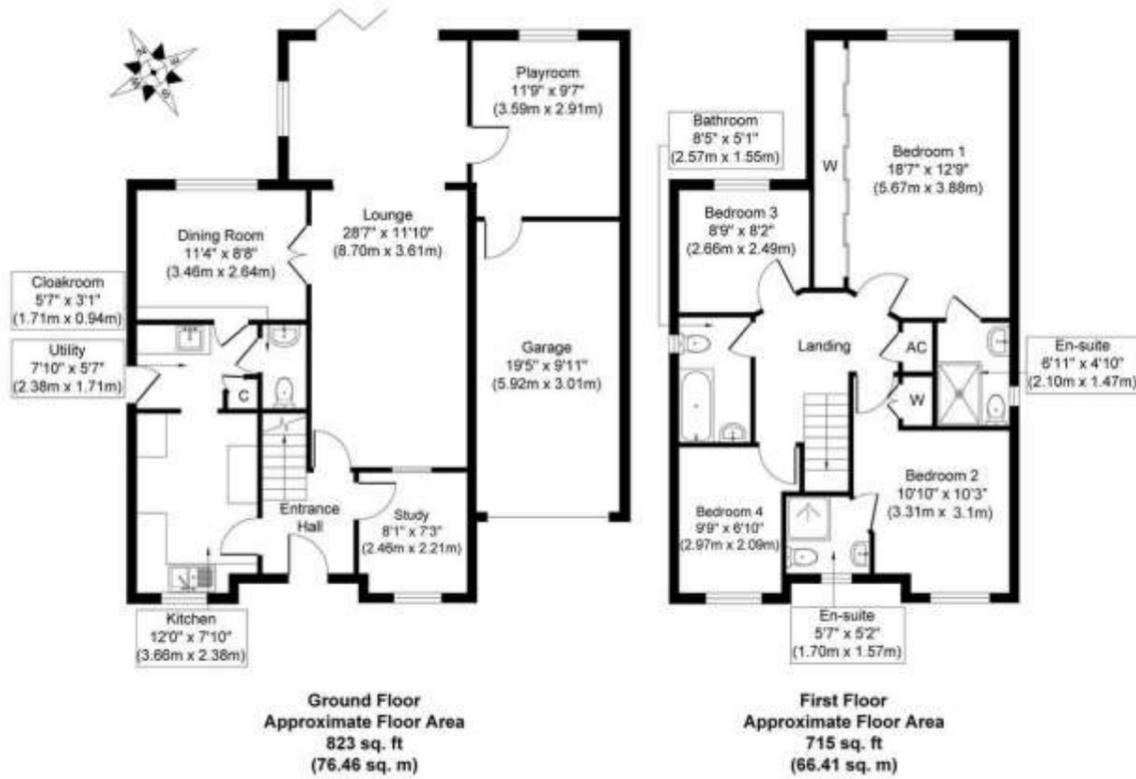




**ICONIC**  
ESTATE AGENTS

**Stirling Close, Drayton**  
**Guide Price £450,000 - £475,000 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**



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.

- Extended Detached Family Home
- Four Bedrooms
- Two En-Suite Shower Rooms
- Modern Kitchen Plus Utility Room
- Dining Room, Study & Playroom
- Spacious Sitting Room With Fireplace
- Enclosed Rear Garden
- Garage & Driveway
- Solar Panels With Battery Storage
- EPC Rating B / Council Tax Band D

## Description

Iconic are delighted to present this extended four bedroom family home, ideally positioned within a quiet cul-de-sac in the sought-after village of Drayton.

Offering generous and flexible accommodation throughout, this impressive property is perfectly suited to modern family living and early viewing is highly recommended.

The accommodation begins with a welcoming entrance hallway, providing access to the study, kitchen and main sitting room, with stairs rising to the first floor. The sitting room is a superb family space measuring in excess of 28 feet in length, featuring a fireplace and benefiting from an extension by the current owners. An attractive archway leads through to an additional living area with bi-folding doors opening onto the rear garden, creating an excellent indoor-outdoor entertaining space. Further doors lead to both the playroom and dining room. The playroom is a versatile room with a rear-aspect window and direct access into the garage, while the study is positioned to the front of the property and could easily be utilised as a ground floor bedroom if required. The kitchen is fitted with a modern range of wall and base units with work surfaces over, and includes an integral dishwasher, integral fridge/freezer and a range-style cooker. The kitchen opens into a useful utility area with additional built-in units, space for a washing machine and a door leading to the downstairs cloakroom, fitted with a low-level WC and hand wash basin. Completing the ground floor is the dining room, which enjoys French doors into the sitting room and a rear-aspect window.

To the first floor, the landing provides access to all bedrooms, the family bathroom and an airing cupboard. The principal bedroom has been extended and measures in excess of 18 feet, featuring a range of modern built-in wardrobes and access to a contemporary en-suite shower room. Bedroom two is a generous double room and also benefits from its own en-suite shower room. Bedrooms three and four are well-proportioned, and are served by the family bathroom, fitted with a three-piece suite.

## Outside

Externally, the property offers a driveway to the front providing ample off-road parking and access to the single garage, with the remainder of the front garden mainly shingled and offering potential for additional parking. The rear garden is predominantly laid to lawn with a separate patio area, all enclosed by timber fencing. Further benefits include solar panels with battery storage, helping to create low energy bills for the home.

## 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

## Solar Panels

Three batteries installed with storage capacity of 7.2kWh. Expected to produce an average of over 2,400kWh per year with a guarantee to produce at least 80% of that in the 25 year (2045).

## Directions

From the Reepham Road, turn left into Longdale and left into Century Way. Follow the road along and turn right into Stirling Close where the property can be found on the right hand side.

