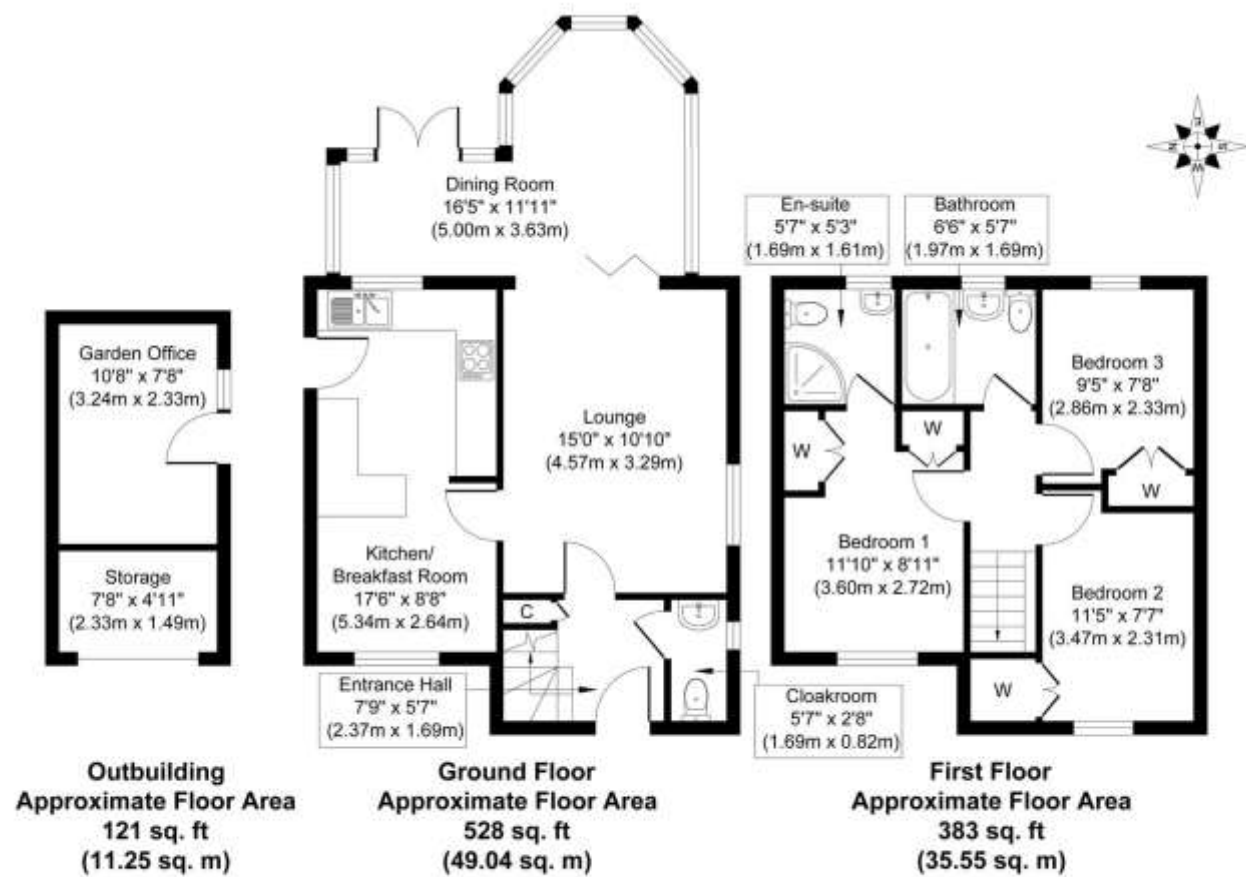


Wensum Walk, Drayton  
£340,000 Freehold



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.

- Immaculate Detached Family Home
- Three Bedrooms With Principle En-Suite
- Modern Kitchen/Breakfast Room
- Dining/Sun Room With Cosy Roof
- Modern Family Bathroom & Downstairs W/c
- Private Rear Enclosed Garden
- Driveway Providing Off Road Parking
- Store & Office Space
- Quiet Cul-de-Sac Location
- EPC Rating C / Council Tax Band C

## Description

This attractive three-bedroom detached family home is nestled in the sought-after area of Drayton, positioned at the end of a quiet cul-de-sac and overlooking a green space.

The accommodation begins with an entrance hallway featuring a storage cupboard, a staircase leading to the first floor, and doors leading to the WC and the spacious sitting room. The WC is a two-piece white suite with a low-level WC and a hand wash basin. The lounge is a well-proportioned space measuring 15' x 10", with elegant concertina doors opening into a bright dining room/sunroom at the rear with cosy roof. A further door from the sitting room leads into the kitchen/breakfast room, which is fitted with a range of modern wall and base units, complemented by roll-top work surfaces. It includes an integral composite sink, a double electric oven, a four-ring gas hob, and space for appliances.

Upstairs, a generous landing leads to three well-sized bedrooms and the family bathroom. The principal bedroom boasts two built-in double wardrobes and an en-suite shower room, which features a modern three-piece white suite with a corner shower, low-level WC, and a handwash basin with a vanity unit. Both additional bedrooms are well-proportioned, each with its own built-in wardrobe. The family bathroom is also a three-piece white suite, complete with a panel bath and a rainfall shower.

## Outside

Outside, the property is approached by a shared driveway but benefits from its own private frontage and driveway leading to a garage. The garage has been converted, offering a storage area at the front and a versatile office space at the rear. The rear garden is private, mainly laid to lawn, bordered by flowering shrubs, and enclosed by timber fencing, with a separate patio area perfect for relaxing or entertaining.

## 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

From Reepham Road, turn into Longdale and take the first right onto Freshwater Way. Turn right into Wensum Walk, at the junction, turn left and left again where the property can be found at the end of the cul-de-sac.

