

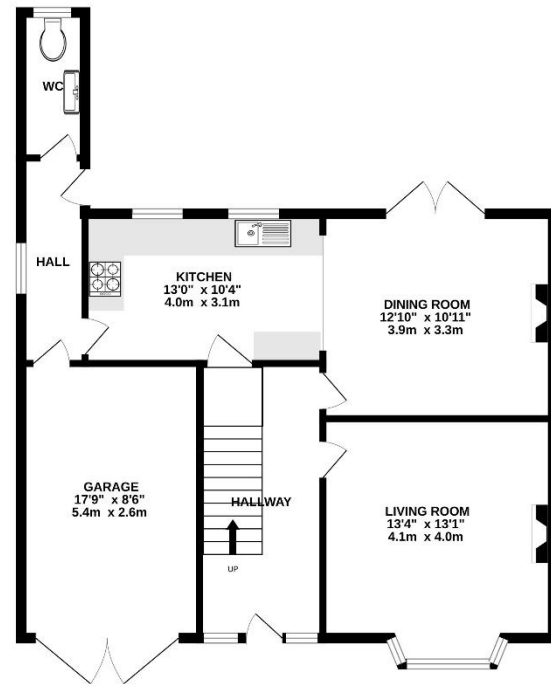


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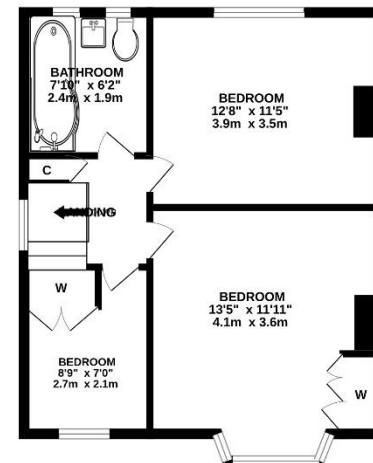
Drayton High Road, Drayton
Guide Price £325,000-£350,000
Freehold



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

- Beautifully Presented Semi Detached Home
- Entrance Hallway
- Three Well Proportioned Bedrooms
- Open Plan Kitchen/Diner With Multi Fuel Stove
- Elegant Bay Fronted Lounge With Fireplace
- Modern Cloakroom & Stylish Family Bathroom
- Generous & Private Landscaped Rear Garden
- Single Garage & Ample Parking
- Requested Drayton Location
- EPC Rating D / Council Tax Band C

Description

A beautifully presented 1950s semi-detached family home in the highly sought-after suburb of Drayton, offering stylishly modernised accommodation, generous living space, ample parking and a private rear garden.

Set back from the road, this attractive and characterful home has been tastefully updated by the current owners to create a welcoming and versatile living environment, ideal for modern family life.

The accommodation begins with an inviting entrance hallway featuring attractive wall panelling, a useful storage cupboard and a staircase rising to the first floor. Doors lead through to the elegant sitting room and the impressive open-plan kitchen/dining room. The front-facing sitting room is filled with natural light thanks to a beautiful bay window and is centred around a feature fireplace, creating a warm and relaxing space.

To the rear of the property, the superb kitchen/dining room is the heart of the home and perfectly designed for both everyday living and entertaining. The spacious dining area features a characterful multi-fuel burner set within the original fireplace, with ample room for a family dining table. The space flows seamlessly into the contemporary kitchen and benefits from high-quality flooring, French doors opening onto the rear patio, and delightful views over the garden.

The stylish kitchen is fitted with a range of modern wall and base units complemented by quality work surfaces. Integrated appliances include an electric oven, four-ring hob with extractor hood, microwave, fridge freezer and dishwasher. There is also space for a washing machine, a generous pantry cupboard and a door leading to the rear hallway. The rear hallway provides access to the single garage, the rear garden and a modern ground floor cloakroom fitted with a contemporary two-piece suite.

The first floor offers a spacious landing with an additional storage cupboard and access to all three bedrooms and the family bathroom. The principal bedroom enjoys a bay window to the front aspect along with recently fitted triple wardrobes. The second bedroom is another generous double, while the third is a well-proportioned single bedroom, also benefitting from modern fitted wardrobes. Completing the accommodation is a contemporary family bathroom comprising a panelled bath with shower over, a concealed cistern W/C and a wash hand basin, both set within a stylish vanity unit.

Outside

Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking and leads to the single garage with double doors. There is an attractive raised flower and shrub border, together with an additional parcel of land opposite the shared driveway, offering potential for further parking if required.

The private rear garden provides a wonderful outdoor retreat, predominantly laid to lawn and complemented by a spacious sandstone patio, ideal for outdoor dining and entertaining. A second patio area, two timber sheds and a variety of mature trees and established shrubs complete this attractive and well-maintained garden.

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 Drayton High Road. Turn right into Hurn Road and directly left continuing on Drayton High Road where the property can be found on the left hand side.

