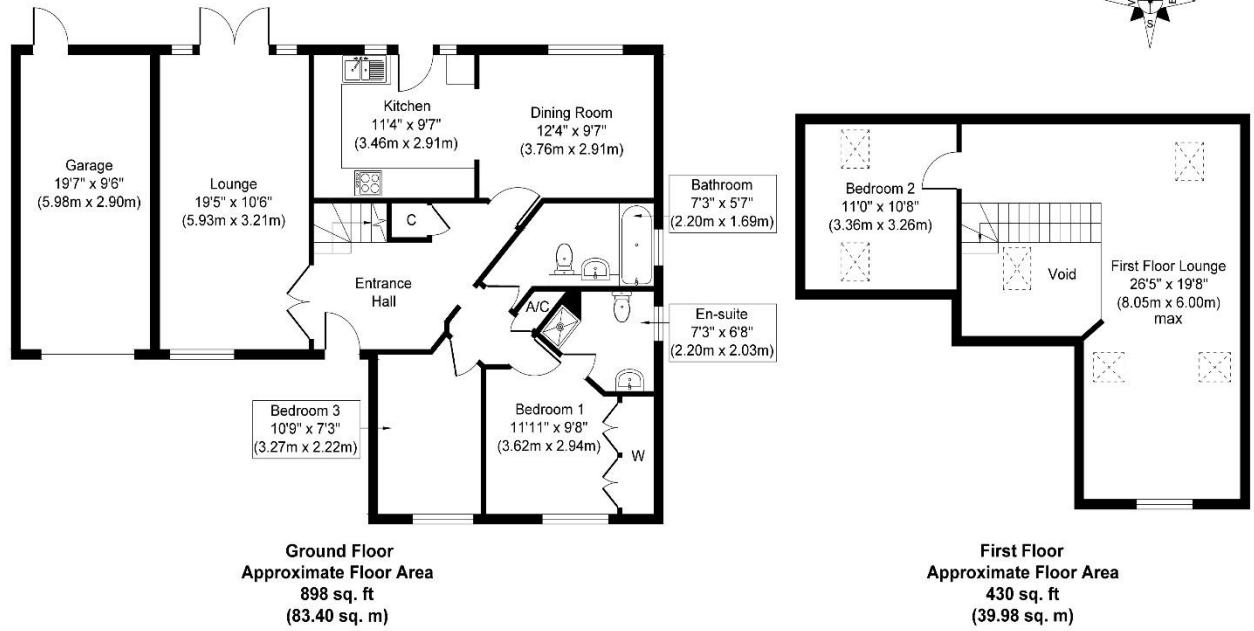




ICONIC  
ESTATE AGENTS

## The Shires, Drayton £400,000 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

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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.

- Executive Detached Home
- Three Bedrooms with Principle En-Suite
- Requested Drayton Location
- Sitting Room & Separate Dining Room
- Mature Well Stocked Rear Garden
- Private Position In A Quiet Cul De Sac
- Stunning 26' 1<sup>st</sup> Floor Sitting Room
- Single Garage and Extensive Driveway
- Council Tax Band E
- EPC Rating C

## Description

Iconic are thrilled to present this charming three-bedroom detached home in Drayton, ideally situated at the end of a peaceful cul-de-sac. Offered with no onward chain, this property boasts a unique 26' first-floor sitting room, offering a variety of potential uses.

The accommodation includes an inviting entrance hallway with a staircase leading to the first floor, an understairs storage cupboard, and doors opening to the principal ground-floor rooms. The spacious sitting room, measuring over 19', features French doors that open into the rear garden. The kitchen, located at the rear of the house, is generously proportioned and equipped with a range of wall and base units with roll-top work surfaces. An archway leads into the ample dining room with window overlooking the rear garden.

The ground floor also features the principal bedroom, complete with built-in wardrobes and a door leading to the en-suite shower room, which includes a shower cubicle, low-level WC, and hand wash basin. Bedroom three is also located on the ground floor, with a window to the front aspect. The family bathroom offers a three-piece suite, including a panel bath, low-level WC, and hand wash basin.

Upstairs, you'll find a spectacular L-shaped mezzanine sitting room, measuring 26'5" x 19'8". This impressive space offers flexibility and could easily be converted into an additional bedroom or snug if desired. There is also access to the third bedroom and ample eaves storage.

## Outside

Outside, the property is approached via a shared driveway that leads to the main driveway, offering generous parking. The driveway provides access to the 19' garage, which includes substantial overhead storage and a personal door to the rear. The front of the property features a well-maintained lawn garden, enclosed by timber fencing.

To the rear, the mature garden includes raised flower and shrub borders, a patio area ideal for outdoor seating, and a predominantly lawned area. A timber-built summerhouse provides additional outdoor space, and the garden is fully enclosed with fencing. This home offers a wealth of potential in a highly sought-after location so please call Iconic today.

## Location

The property is situated within easy access of the local schools, shops and amenities that Drayton has to offer.

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 E

