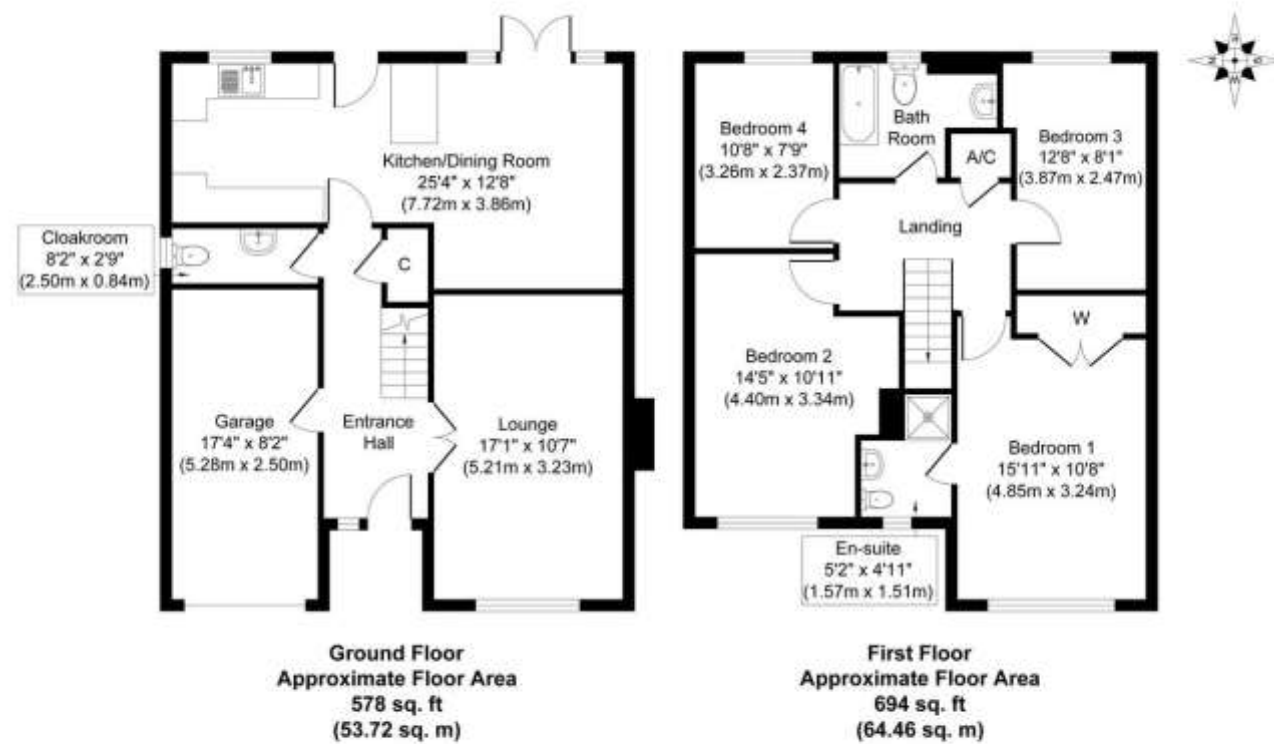


Badgers Brook Road, Drayton
OIEO £385,000 Freehold
Freehold



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.

- Beautifully Presented Detached Family Home
- Four Bedrooms With Principle En-Suite
- Stunning 25ft Open Plan Kitchen/Dining Room
- Spacious Sitting Room
- Family Bathroom & Downstairs Cloakroom
- Generous Mature Side & Rear Gardens
- Integral Garage
- Driveway Providing Off Road Parking
- Sought After Drayton Location
- EPC Rating C / Council Tax Band E

Description

A beautifully presented four-bedroom family home, located in the highly sought-after village of Drayton.

This spacious and well-maintained property enjoys a generous plot with mature gardens and is ideally suited to modern family living. Early viewing is highly recommended.

The accommodation comprises a welcoming entrance hallway with access to all principal ground floor rooms, a useful storage cupboard, and a downstairs cloakroom with a two-piece white suite. The main sitting room is light and inviting, positioned at the front of the home and accessed via French doors from the hallway. To the rear, the standout feature is a stunning open-plan kitchen/dining room stretching over 25ft wide. Recently re-fitted to a high standard, the kitchen boasts a stylish range of wall and base units with roll-top work surfaces, integrated appliances including a fridge/freezer and microwave, and space for both a range cooker and dishwasher. The dining area enjoys direct access to the rear garden via French doors, perfect for entertaining.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms. The principal bedroom features a fitted double wardrobe and a modern en-suite shower room with a three-piece suite. The remaining bedrooms are all spacious and served by a contemporary family bathroom fitted with a panelled bath and thermostatic shower, WC, and hand wash basin.

Outside

Outside, the property benefits from a driveway offering ample off-road parking and access to the integral garage. The front garden includes a lawn with established shrub borders and a gated path to the side.

The rear garden is private and beautifully landscaped, mainly laid to lawn with a separate patio seating area. An additional side garden provides space for storage or a garden shed and is enclosed by a mix of timber fencing and brick walls, with mature trees and vibrant planting throughout.

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 E

Directions

Leave Norwich via the Reepham Road and continue through Hellesdon heading towards Drayton. Turn left into School Road and turn right into Badgers Brook Road where the property can be found indicated by our For Sale Board.

