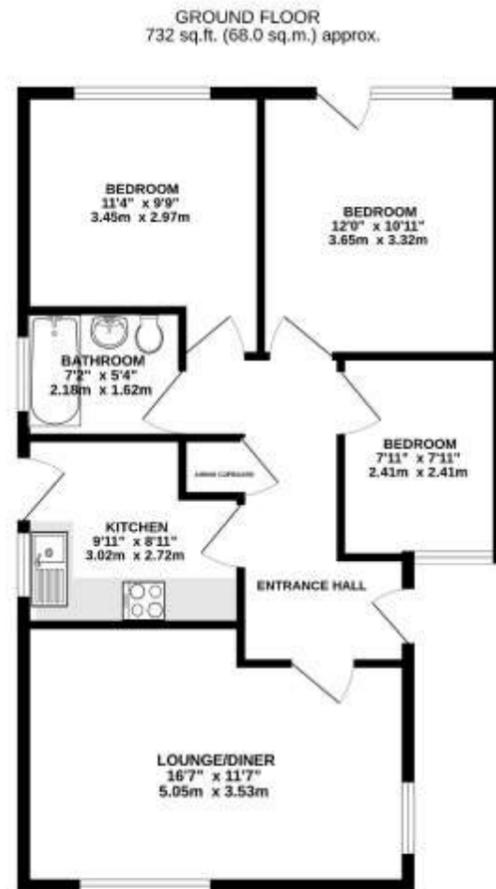


Hall Lane, Drayton
Guide Price £325,000 - £350,000 Freehold



TOTAL FLOOR AREA: 732 sq ft. (68.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and it should be used as such by any prospective purchaser. The person, persons and applicants whose name has been listed and no guarantee as to their suitability or otherwise can be given.
Made with Blueprints (2020)



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.

- Detached Bungalow
- Three Bedrooms
- Re-Fitted Kitchen
- Well Proportioned Sitting Room
- Modern Re-Fitted Bathroom
- South Facing Rear Garden
- Garage, Car Port & Driveway
- Sought After Drayton Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

An attractive three-bedroom detached bungalow situated in the highly sought-after area of Drayton.

Offered with no onward chain, this excellent home benefits from a south-facing garden and delightful field views to the front aspect.

The accommodation comprises an entrance hallway with airing cupboard and doors leading to all principal rooms. The well-proportioned sitting room is positioned at the front of the property and features a large window overlooking the fields, allowing for plenty of natural light. The kitchen has been re-fitted and offers a range of wall and base units with roll-top work surfaces and a stainless-steel sink with drainer. There is a built-in electric oven with hob and extractor above, ample space for appliances, and a door providing side access.

There are two double bedrooms, with the second enjoying direct access to the rear garden, and a further single bedroom located to the front aspect. The bathroom has been stylishly re-fitted with a modern three-piece suite comprising a bath with shower over, low-level WC, and a wash hand basin set within a vanity unit. Additional features include a fitted towel radiator and fully tiled walls.

Outside

Externally, the property is set back from the road and benefits from a generous brick-weave driveway providing ample off-road parking, leading to a carport and single garage. There is also a raised flower bed and side access to the rear.

The fantastic south-facing rear garden is mainly laid to lawn and complemented by a separate patio area, creating an ideal space for outdoor entertaining and relaxation.

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 Fakenham Road heading towards Drayton. Turn right at the traffic lights onto School Road and at the mini roundabout, take the second exit onto Hall Lane where the property can be found on the right hand side.

