

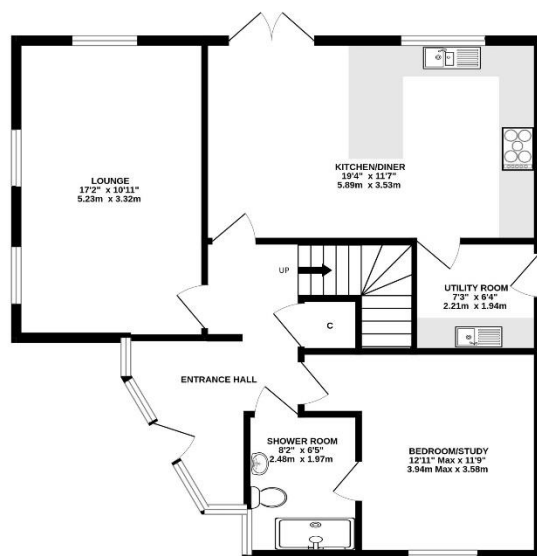


ICONIC
ESTATE AGENTS

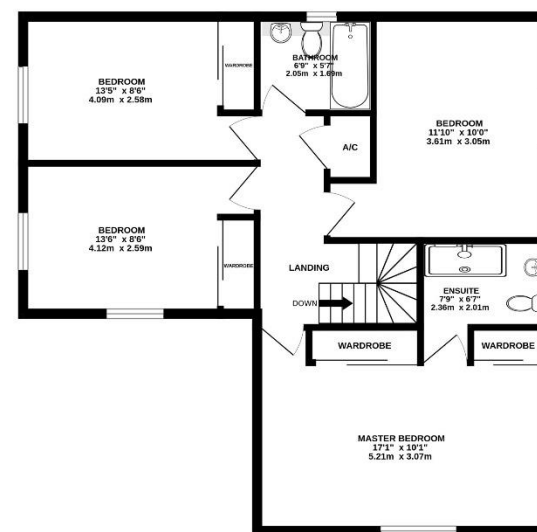
Sidney Bunn Way, Drayton
OIEO £475,000 Freehold



GROUND FLOOR



1ST FLOOR



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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THE GUILD
PROPERTY
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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 Family Home
- Four/Five Double Bedrooms
- Kitchen/Diner With Separate Utility Room
- Spacious Dual Aspect Lounge
- Study/Bedroom Five
- Generous Enclosed Rear Garden
- Double Garage & Driveway
- Sought After Drayton Location
- Edge Of Development Position
- EPC Rating B / Council Tax Band E

Description

Iconic estate agents are delighted to bring to the market, this deceptively spacious 4/5 bedroom detached family home situated in a desirable Drayton location.

The property is offered with no onward chain and boasts deceptively spacious accommodation throughout.

The accommodation comprises; generous entrance hall with a tiled floor which offers underfloor heating, stairs rising to the first floor and doors to all the downstairs rooms. The light and airy 17ft lounge offers dual aspect windows, there is also a 12ft study/fifth double bedroom which again boasts underfloor heating and a three piece "jack and jill" en-suite shower room which also offer access to the entrance hall. The downstairs accommodation further offers a 19ft open plan luxury kitchen/diner which boasts integrated appliances a breakfast bar and French doors to the rear garden and is completed by the separate utility room which houses the gas combi boiler and a sink and work surface.

Upstairs there are four generous double bedrooms and a three piece family bathroom suite off the landing. All of the bedrooms offer fitted wardrobes and the 17ft master bedroom further boasts a luxury three piece, en-suite shower room.

The property further benefits from underfloor heating throughout the downstairs, solid oak doors, solar panels, the balance of the NHBC certificate and a luxurious finish throughout!

Outside

Outside the property offers a double garage and double driveway whilst to the rear, there is a larger than average enclosed garden which is mostly laid to lawn.

The property is situated on the edge of this modern development in Drayton and is easily accessible to the local schools, shops and amenities that Drayton has to offer.

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, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax E

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road heading towards Drayton. Turn left into Sidney Bunn Way where the property can be found indicated by our For Sale Board.

