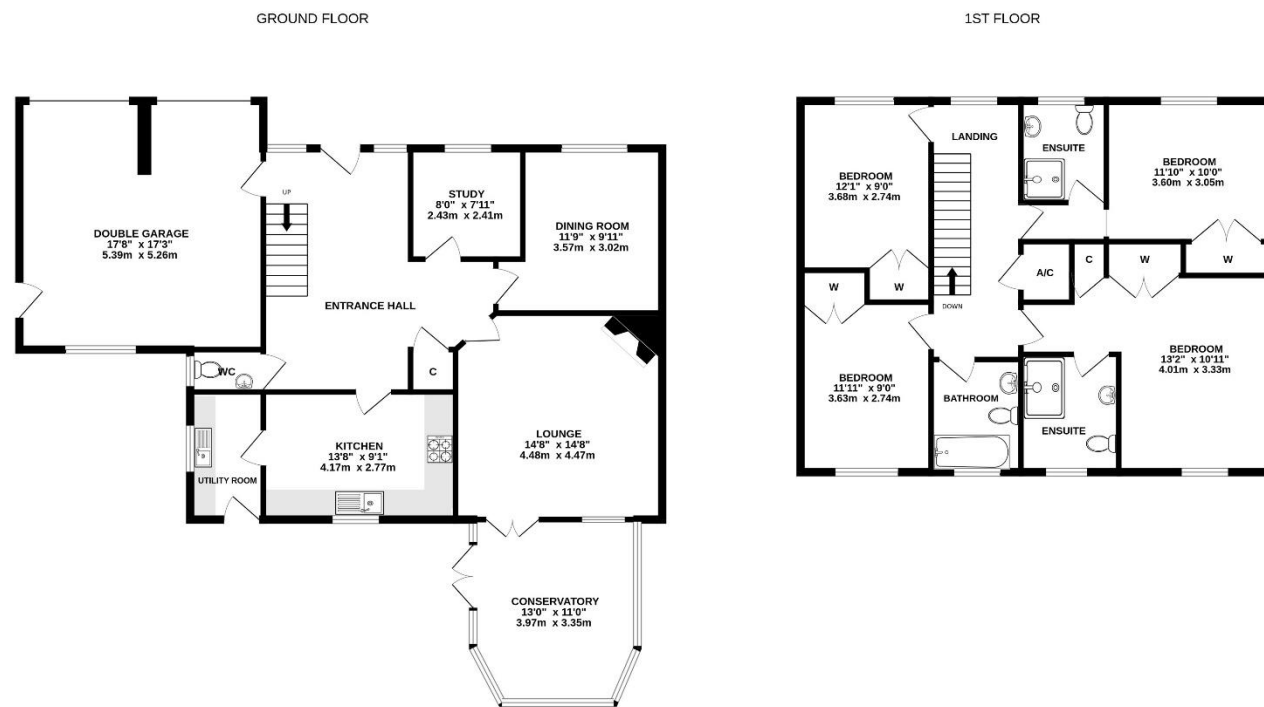


Pond Lane, Drayton  
OIEO £525,000 Freehold



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.

- Executive Detached Family Home
- Four Bedrooms With Two-En Suites
- Kitchen/Breakfast Room Plus Utility
- Study & Dining Room
- Spacious Lounge & Conservatory

- Easily Maintainable Gardens
- Double Garage & Ample Parking
- Located In Sought After Drayton Location
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band F



## Description

Located in one of Drayton's most sought-after locations, Iconic estate agents are delighted to bring to the market this executive detached family home offering space in abundance.

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

Upon entering the property, you are welcomed by a spacious entrance hall that gives access to all the downstairs rooms and the double garage. To the front of the property there is a study room that could be used as an additional bedroom if required, there is also a separate dining room spacious lounge with feature fireplace, that boasts a uPVC conservatory off that overlooks the rear garden. There is also cloak room, kitchen/breakfast room and separate utility that completes the downstairs accommodation. The kitchen boasts space for a table and has a range of wall and base units with work surface over and there is a door that leads through to the utility room.

Upstairs, the home continues to impress with four generous bedrooms off the landing that all boast fitted wardrobes along with two offering en-suite shower rooms. The accommodation is completed by the modern three-piece family bathroom suite.

The property is offered with no onward chain and Iconic strongly advise an internal viewing to avoid disappointment.

## Outside

Outside to the front there is ample parking via a brick weave driveway that gives access to the integral double garage, the garden has been made low maintenance and is now shingled. To the rear there is a mature enclosed garden with a patio area, concrete pathways and shingled beds with mature shrub and plant borders.

## 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

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn right into School Road and Pond Lane can be found on the left hand side.

