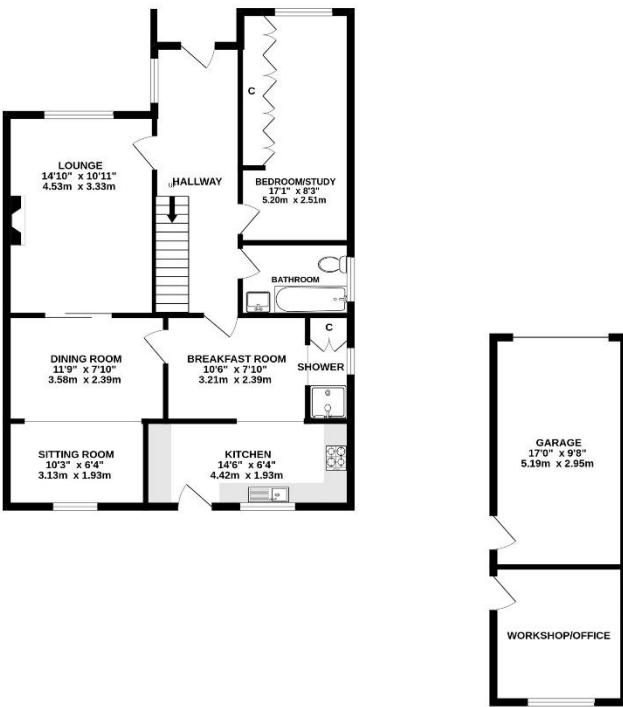


GROUND FLOOR  
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1616 sq.ft. (150.1 sq.m.) approx.  
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 service systems have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix ©2023



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104  
Norwich 01603 740044

rightmove

ZOOPLA

OnTheMarket.com

THE GUILD  
PROPERTY  
PROFESSIONALS

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.



ICONIC  
ESTATE AGENTS

Fairview Close, Drayton  
OIEO £375,000 Freehold



- Extended & Improved Detached Family Home
- Three Bedrooms
- Four Reception Rooms
- Fitted Kitchen
- Downstairs Bathroom & Shower Room
- Upstairs En-Suite
- Generous Rear Garden
- Oversized Detached Garage
- Scope For Improvement
- Requested Drayton Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

## Description

Iconic estate agents are pleased to offer for sale this deceptively spacious detached family home in a desirable cul-de-sac position in Drayton.

The property has been extended and improved by a previous owner and boasts generous accommodation throughout comprising; spacious entrance hall with stairs rising to the first floor a three piece family bathroom suite, 10ft lounge and a separate dining room which is arched through to a sitting room. There is a separate breakfast room which gives access to a shower room and a kitchen which overlooks the rear garden. The downstairs accommodation is completed by the extended 17ft bedroom/study that is accessed off the hallway.

Upstairs there are two generous double bedrooms off the landing, the first is a 13ft bedroom with a window to the front and fitted wardrobes, whilst the master bedroom is 25ft with some fitted wardrobes and an en-suite w/c, due to the size of this bedroom there is potential to split into two bedrooms (subject to planning).

## Outside

Outside, the property offers ample parking to the front and side along with access to the detached oversized garage and workshop.

To the rear there is an enclosed garden with a shed, summer house, some raised beds and an artificial grass lawn for easy maintenance.

The property is offered with no onward chain and is positioned within easy access to the local amenities that Drayton has to offer. We strongly advise an internal viewing so call Iconic today to book your appointment.

## 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 are all connected.

## Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133  
 Council Tax D

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Turn left into Low Road and take the first turning left into Low Road where the property can be found indicated by our For Sale Board.

