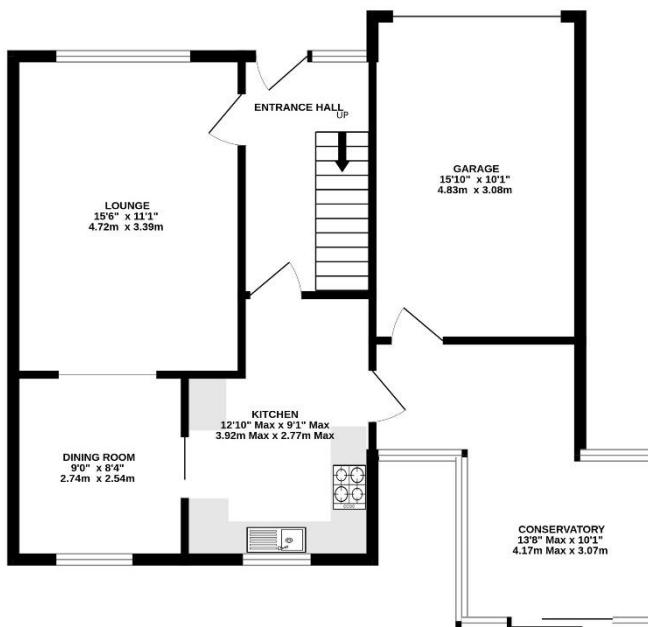
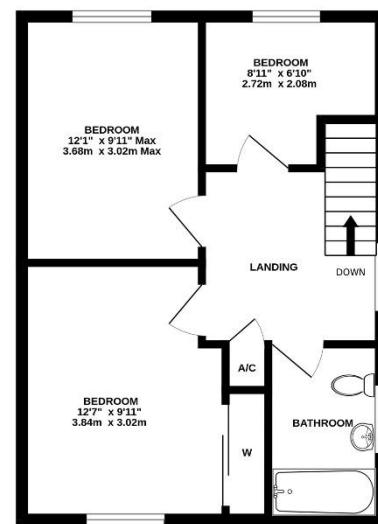


GROUND FLOOR



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  
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

Bellomonte Crescent, Drayton  
£290,000 OIEO - Freehold



- Detached Family Home
- Three Bedrooms
- Kitchen
- Lounge & Separate Dining Room
- Conservatory
- Enclosed Rear Garden
- Garage & Ample Parking
- Sought After Drayton Location
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band C

## Description

Situated on one of Drayton's most requested roads, is this deceptively spacious three bedroom detached family home offered with no onward chain.

The property boasts an enviable position within the close and has accommodation which comprises; entrance hall with stairs rising to the first floor, spacious 15ft lounge with a separate dining room and a 12ft kitchen. The downstairs accommodation is completed by the conservatory which opens up onto the rear garden.

Upstairs there are three bedrooms (two doubles) off the landing and a modern white three piece family bathroom suite

## Outside

Outside to the front of the property there is a mature garden and ample parking which leads to the oversized garage, while to the rear there is a private enclosed garden which is mainly laid to lawn with a patio area.

The property is easily accessible to the local schools, shops and all the amenities that the village of 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 are all connected.

## Local Authority

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

## Tenure

Freehold

## 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 take the first exit at the mini roundabout continuing on School Road and take the second turning left into Bellomonte Crescent where the property can be found indicated by our For Sale Board,

