

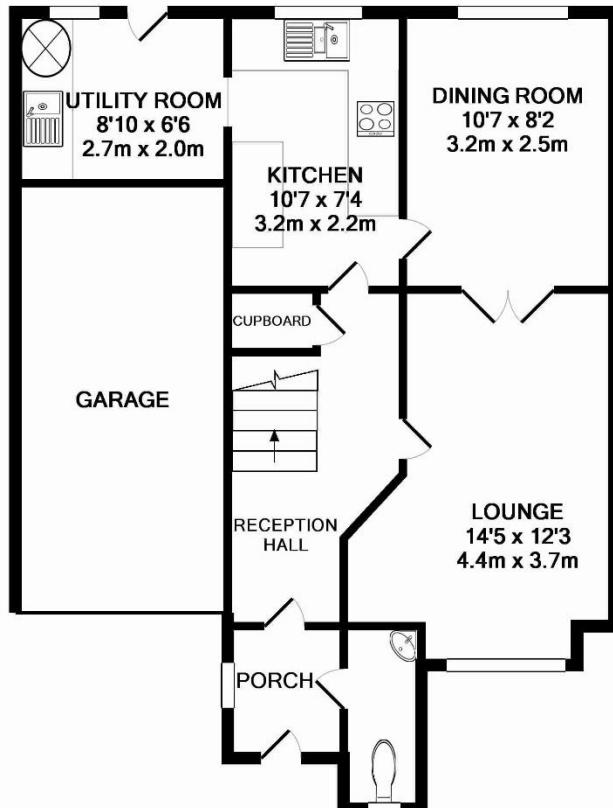
Ashgrove  
Drayton  
£270,000

ICONIC estate agents

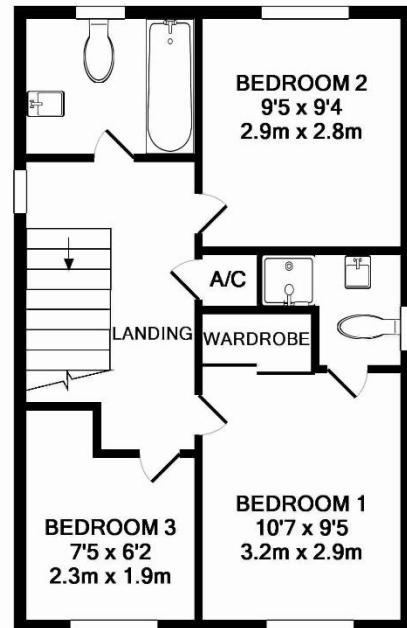


- Well Presented Detached Family Home
- Three Bedrooms
- Modern En-Suite To Master Bedroom
- Kitchen & Utility Room
- Spacious Bay Fronted Lounge

- Dining Room
- Walled Corner Plot Rear Garden
- Garage & Driveway
- Edge Of Development Location
- EPC Rating D



GROUND FLOOR

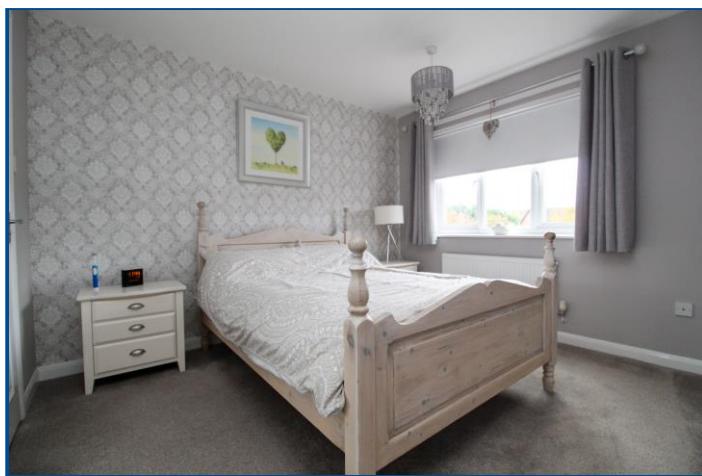


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Leave Norwich via the Reepham Road and continue through Hellesdon. Take the first turning into Thorpe Marriot onto Longdale Follow the road to the end and turn right onto Felsham Way, take the first turning left into Judges Gardens and left again onto Ashgrove where the property can be found indicated by our For Sale Board



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

Taverham **01603 261104**  
Norwich **01603 740044**

121 Park Lane, Mayfair, London W1K 7AG  
**020 7409 8450**

 **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.