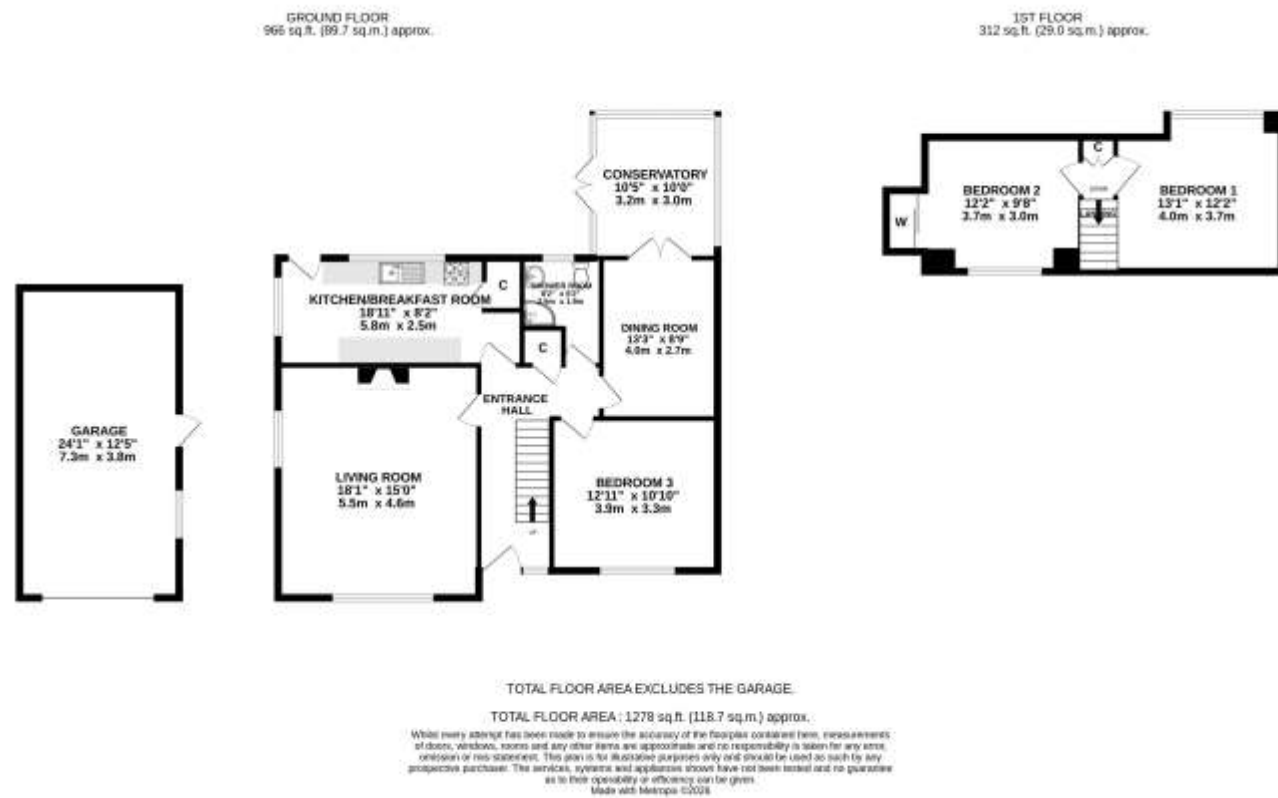




Layton Close, Drayton
£375,000 Freehold



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

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



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.

- Detached Chalet Bungalow
- Three/Four Bedrooms
- Versatile Fourth Bedroom/Dining Room
- Kitchen/Breakfast Room
- Spacious Dual Aspect Sitting Room

- Conservatory Overlooking Rear Garden
- Generous Private Plot With Mature Gardens
- Garage & Driveway With Ample Parking
- Quiet Cul-de-Sac Location
- EPC Rating D / Council Tax Band D

Description

Iconic Estate Agents are delighted to bring to market this well-proportioned three/four-bedroom detached chalet bungalow, ideally situated within a quiet cul-de-sac in the popular village of Drayton.

Occupying a particularly attractive and private plot, this versatile home offers well-balanced accommodation arranged over two floors, with the added benefit of no onward chain. The property provides excellent flexibility for a variety of buyers, with the current dining room having previously been used as a fourth bedroom and therefore offering the potential to adapt the accommodation to suit individual requirements. The property is approached via a welcoming entrance hallway, which provides access to the principal ground floor rooms, incorporates a useful storage cupboard and has a staircase rising to the first floor. To the front of the property is a generous sitting room, enjoying plenty of natural light from dual-aspect windows overlooking the front and side gardens. A feature fireplace provides an attractive focal point to the room. Also positioned to the front is the third bedroom, making this an ideal ground floor bedroom for guests, family members or those looking to avoid stairs.

To the rear, the dining room provides a versatile additional reception space and, as previously mentioned, was formerly utilised as a fourth bedroom. French doors open directly into the conservatory, which provides a pleasant outlook over the rear garden and benefits from further French doors opening onto the raised patio area. This creates a lovely connection between the internal and external living spaces and provides an ideal setting for enjoying the garden during the warmer months. The kitchen is well proportioned and fitted with an extensive range of wall and base units, providing ample storage and plenty of preparation space. There is an inset sink and drainer, integrated oven and hob, together with space for additional appliances. A useful pantry cupboard provides further storage, while there is also space for a dining table and chairs. A window and external door overlook and provide access to the rear garden. Completing the ground floor accommodation is a shower room, fitted with a three-piece suite comprising a shower cubicle, low-level WC and wash hand basin. The room is finished with ceramic tiled walls.

To the first floor are two further well-proportioned bedrooms, together with an additional storage cupboard. The first-floor accommodation provides flexibility for bedrooms, home working or hobbies, depending on the needs of the next owner.

Outside

Outside, the property is approached via a generous brick-weave driveway, providing ample off-road parking for several vehicles and giving access to the single garage, which is fitted with an up-and-over door. The front garden is attractively established, with mature shrubs providing a good degree of privacy and helping to shield the property from the road. There is also a lawned area which complements the frontage.

The rear garden is a particular feature of the property, offering a generous and private outdoor space which is predominantly laid to lawn and enclosed by timber fencing. There are several patio areas providing excellent opportunities for outdoor seating and entertaining, together with raised beds and ample hardstanding for timber outbuildings or storage. The established planting and mature elements create a pleasant and secluded garden environment. Please note; probate is still yet to be granted.

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 D

Agents Notes

Probate has been granted.

Directions

From Hall Lane and take a left turn into George Drive. Bear left into Layton Close and follow the road round to the left where the property can be found on the left hand side.

