



Stirling Close, Drayton, Norwich, NR8 6GY

welcome to

Stirling Close, Drayton, Norwich

We are proud to bring to market this substantial and highly versatile four-bedroom detached home, tucked away in a peaceful cul-de-sac within the ever-popular village of Drayton. This property presents an exceptional opportunity for families seeking space, flexibility, and long-term comfort.



Entrance Hall

External entrance door opening to front aspect, radiator, stairs to first floor, giving access to playroom, kitchen, and living room.

Play Room

Upvc double glazed window to front aspect, and radiator.

Kitchen

A range of wall and base units with work surfaces over, upvc double glazed window to front aspect, 1 1/2 bowl sink with mixer tap over, integrated dishwasher, fridge freezer, range cooker, radiator, understairs cupboard, and archway opening to utility room.

Living Room

Feature fireplace with inset gas fire, two radiators, two light fittings, double doors opening to dining room, and opening to garden room.

Dining Room

Upvc double glazed window to rear aspect, radiator, and door opening to utility room.

Utility Room

Floor to ceiling corner cupboard (currently used as a pantry), as well as a floor and wall unit with work top, sink, wall mounted gas fired central boiler, and plumbing for washing machine. Door opening to toilet. External side door opening to side alleyway.

Wc

Suite comprising wc, extractor fan, radiator, and wash hand basin.

Garden Room

Double glazed window to side aspect, aluminium frame tri-fold patio doors opening to rear garden, radiator, and further door leading into study.

Study/Home Office/Hobbies Room

Currently used as a craft room, which has offered the current occupants an ideal creative space. However,

could be used as an additional playroom, or home office with the right wifi connections. Inset ceiling spotlights, upvc double glazed window to rear aspect, rubber floor tiles, electric heater, light tunnel, and further door opening to garage.

Integral Garage

Fitted to a good standard, with rubber floor tiles throughout, fully boarded loft space with access by integral ladder and painted ceiling, up and over door, power, and light.

First Floor Landing

Giving access to all four bedrooms, family bathroom, airing cupboard and access to loft space.

Bedroom One

Upvc double glazed window to rear aspect, built in wardrobes, double radiator, and door opening to ensuite.

Ensuite

Suite comprising corner shower, vanity unit with inset wash hand basin, wc, heated towel rail, extractor fan, upvc double glazed window to side aspect.

Bedroom Two

Upvc double glazed window to front aspect, radiator, and built in cupboard. Door opening to ensuite.

Ensuite

Suite comprising upvc double glazed window to front aspect, radiator, shower cubical, and wash basin.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

Bedroom Four

Upvc double glazed window to front aspect, and radiator.

Bathroom

Suite comprising bath with shower attachment, extractor fan, wc, radiator, and upvc double glazed window to side aspect.

Outside

To the front of the property is a driveway providing off-road parking and access to the garage. The remainder of the front elevation is laid to shingle. This is complemented to the rear by a delightful mainly lawned garden, offering a good degree of privacy, a variety of trees/bushes, and patio ideal for enjoying the summer months. There is also a personal door and enclosed by panelled fencing.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Stirling Close, Drayton, Norwich

- Impressive Detached Family Home
- Generous and Adaptable Layout
- Four Well-Sized Bedrooms
- Driveway Parking + Garage
- Multiple Reception Spaces

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103412 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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