



Drayton High Road, Norwich

Guide Price £240,000 Freehold

Energy Efficiency Rating : E

- ✓ Victorian Mid Terrace
- ✓ Bay Fronted Sitting Room
- ✓ Dining Room Into Kitchen
- ✓ Utility Room, Bathroom & WC
- ✓ Three Bedrooms
- ✓ Separate Studio Room
- ✓ Impressive & Private Rear Garden
- ✓ Private Driveway With Parking

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS
&
WATSON**



VENDOR HAS FOUND! Situated within the **POPULAR NORWICH SUBURB** of **HELLESDON** just a few miles from the centre of Norwich and within easy walking distance of **GOOD SCHOOLS** and **LOCAL AMENITIES** you will find this **HANDSOME BAY FRONTED VICTORIAN MID TERRACE**. Benefiting from an **IMPRESSIVE AND EXTENSIVE PRIVATE REAR GARDEN** with separate **STUDIO ROOM** and its **OWN PRIVATE DRIVEWAY** with **OFF ROAD PARKING** this property offers a lot more than first meets the eye. **IMMACULATELY PRESENTED**, Internally you will find **TWO RECEPTION ROOMS**, a **MODERN KITCHEN**, Utility room and ground floor bathroom. On the first floor, **THREE BEDROOMS** and a handy **W/C**. The property is approached via a pretty front garden and pathway and to the rear you will find the **PRIVATE DRIVE** off **MIDDLETONS LANE**. The property is **GAS CENTRALLY HEATED** with **uPVC DOUBLE GLAZING**.

LOCATION

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

DIRECTIONS

You may wish to use your Sat-Nav (NR6 5BG), but to help you...Leave Norwich City via Dereham Road A1074.

Proceed along and at the roundabout take your third exit on to Sweet Briar Road. Continue along, turning left at the traffic lights onto Drayton High Road. The property can be found on the right hand side just before the main traffic lights with Middletons Lane with the private driveway located off Middletons Lane.

The property is approached from the roadside via an enclosed lawned front garden with pathway leading to the main entrance.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, stairs to first floor landing, radiator, smooth ceiling, door to:

SITTING ROOM

14' 2" x 13' 10" Into Bay. (4.32m x 4.22m) Feature fire place with tiled hearth and wooden mantelpiece over, fitted carpet, radiator x2, uPVC double glazed bay window to front, television and telephone points, built-in under stairs cupboard, smooth coved ceiling with recessed spotlighting, door to:

DINING ROOM

10' 8" x 8' 5" (3.25m x 2.57m) Fitted carpet, radiator, smooth ceiling with recessed spotlighting, opening to:

KITCHEN

9' x 7' 3" (2.74m x 2.21m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset electric ceramic hob with extractor fan and built-in electric oven, space for fridge, tiled splash backs and flooring, uPVC double glazed window to rear, uPVC door to rear, radiator, smooth ceiling with recessed spot lighting, door to:

UTILITY ROOM

7' 3" x 4' 10" (2.21m x 1.47m) Complementary rolled edge work surfaces with under counter space for washing machine and tumble dryer, tiled splash backs and flooring, radiator, uPVC double glazed window to rear, wall mounted gas fired boiler, smooth ceiling with loft hatch, door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shaped panelled bath with electric shower and glazed shower screen, tiled splash backs and flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spot lighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling with loft hatch, doors to:

WC

Low level W.C, pedestal hand wash basin, tiled splash backs, fitted carpet, smooth ceiling.

DOUBLE BEDROOM

13' 10" x 10' (4.22m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobes, smooth ceiling.

BEDROOM

10' 2" x 8' 9" (3.1m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

BEDROOM

8' 4" x 5' 5" (2.54m x 1.65m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

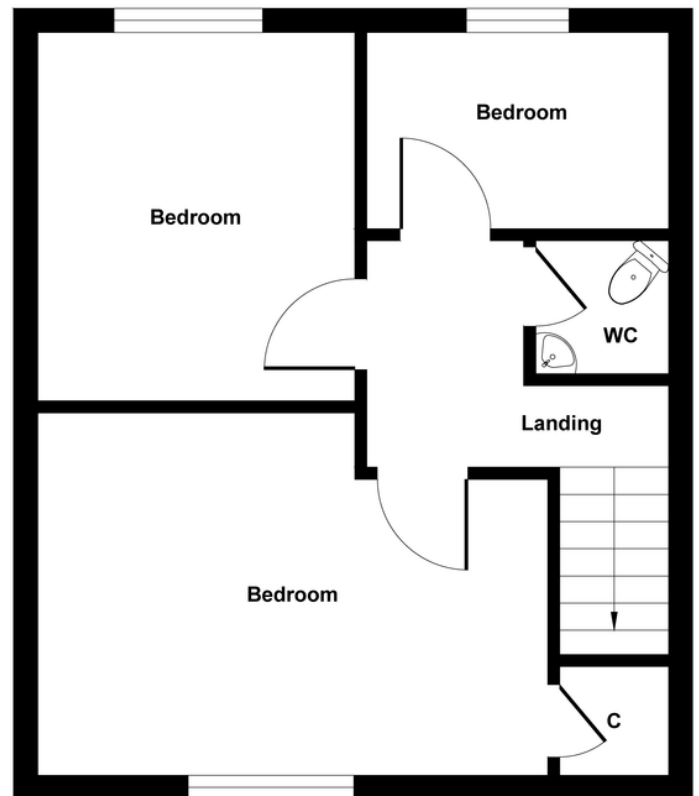
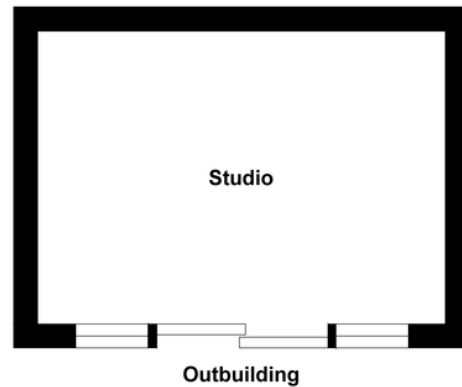
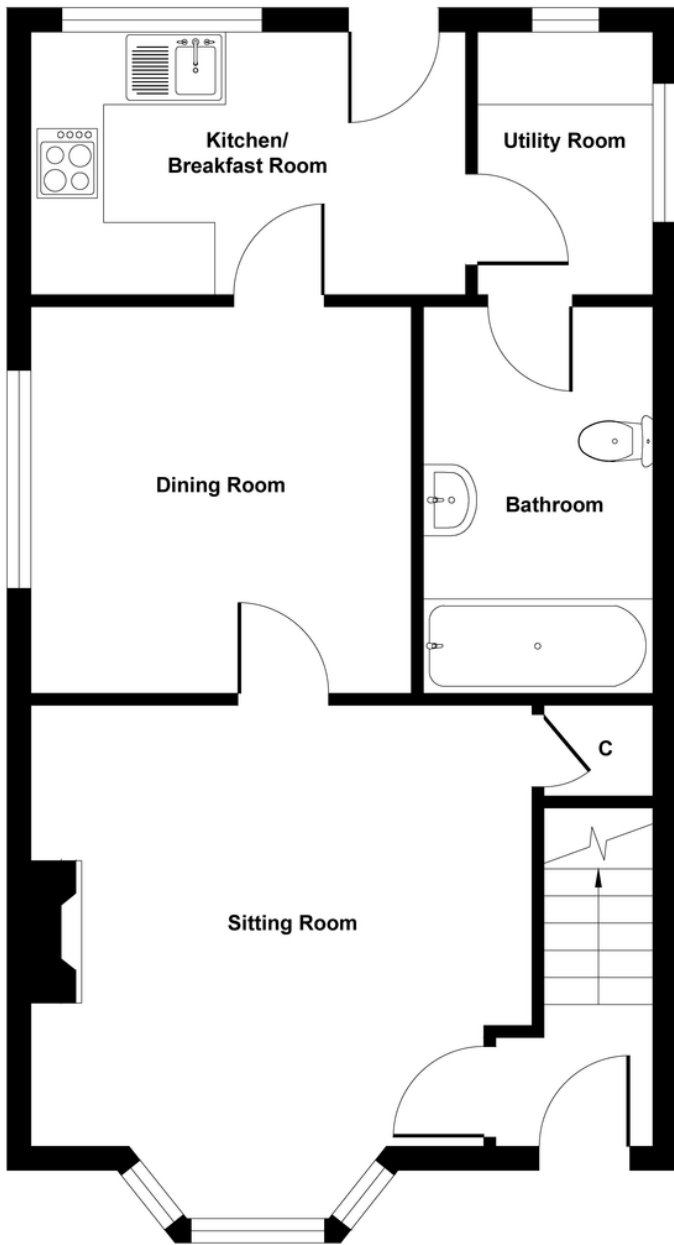
OUTSIDE REAR

Leaving the property from the door in the kitchen, onto a large private paved and lawned rear garden with mature hedging and planting borders to the side. Patio to the rear leads onto the outside studio. Beyond the studio there is a shingled pathway leading to the private shingled rear driveway, accessed via Middletons Lane, providing off road parking for three vehicles as well as a wooden shed. There is a pedestrian access across the driveway for neighbouring properties to access their rear gardens.

OUTSIDE STUDIO

11' 3" x 8' 1" (3.43m x 2.46m) Of brick and timber clad construction, fully insulated, wood effect flooring, electric heater, uPVC double glazed sliding doors onto the front patio, smooth ceiling with recessed spot lighting.





Ground Floor
 Approximate Floor Area
 540 sq. ft
 (50.16 sq. m)

First Floor
 Approximate Floor Area
 357 sq. ft
 (33.16 sq. m)

Approx. Gross Internal Floor Area 896 sq. ft / 83.24 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements