

## Drayton Road, Norwich

Guide Price £215,000 - £225,000 Freehold

Energy Efficiency Rating : D

- ✓ Popular NR3 Location
- ✓ Semi-Detached Home
- ✓ Off Road Parking
- ✓ Useful Storage Shed & Workshop
- ✓ Sitting Room & Conservatory
- ✓ Bathroom with Shower
- ✓ Three Bedrooms
- ✓ Enclosed Lawned Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Situated to the NORTH of NORWICH with an ELEVATED PLOT, mature gardens and OFF ROAD PARKING, the property is within striking distance of EXCELLENT LOCAL AMENITIES and shops. With a useful SIDE STORAGE SHED and WORKSHOP to rear, the property offers a hall entrance, SITTING ROOM with a dual aspect to front and rear, the private CONSERVATORY with GARDEN VIEWS and potential for a radiator, fitted KITCHEN with under stairs STORAGE and space for a RANGE COOKER, and lastly the BATHROOM with a separate SHOWER cubicle. Heading upstairs, THREE BEDROOMS lead off the landing, with the main bedroom being DUAL ASPECT and offering a large WARDROBE. The gardens are a real feature, with a courtyard style patio, raised seating area and MAIN LAWNED GARDEN.

#### LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR3 2DJ), but to help you...Leave Norwich via Grapes Hill, continue over the

traffic lights onto Barn Road, follow the road and at the roundabout, in the left hand lane, take the second exit onto St.Crispins Road and an immediate left onto Oak Street. At the end of the road there is a further roundabout, take the first exit on to Drayton Road. Continue along this road until the property can be found on the right hand side, indicated by our For Sale Board.

The property occupies an elevated position with a hard standing driveway providing off road parking for several vehicles, with a raised courtyard style garden located to the front. A useful secure side storage shed can be found with a footpath leading to the main entrance door.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, stairs to first floor landing, smooth ceiling, doors to:

#### SITTING ROOM

16' 2" x 12' Max. (4.93m x 3.66m) Central gas fire set within decorative surround and hearth, wood effect flooring, television and telephone points, uPVC double glazed French doors to conservatory, door to:

## KITCHEN

10' 1" x 9' 7" Max. (3.07m x 2.92m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer with mixer tap, tiled splash backs, space for range style gas cooker with extractor fan, tiled flooring, space for American style fridge freezer, washing machine and dishwasher, radiator, uPVC double glazed window to front, built-in under stairs storage cupboards, smooth ceiling with recessed spotlighting, door to:

## FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, shower cubicle with electric shower, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling with recessed spotlighting.

## CONSERVATORY

15' 3" x 9' 2" (4.65m x 2.79m) Of brick and uPVC construction with uPVC double glazed windows to side and rear offering garden views, uPVC double glazed door to side, wood effect flooring, potential for the installation of a radiator.

## STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to front, thermostat heating control, built-in airing cupboard housing hot water tank, smooth ceiling with loft access hatch, doors to:

## DOUBLE BEDROOM

16' 2" x 7' 1" (4.93m x 2.16m) Fitted carpet, radiator, dual aspect uPVC double glazed window to front and rear, built-in double wardrobe with sliding mirrored doors.

## DOUBLE BEDROOM

11' 6" x 9' 2" Max. L-Shaped. (3.51m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

## DOUBLE BEDROOM

11' 11" x 6' 9" (3.63m x 2.06m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

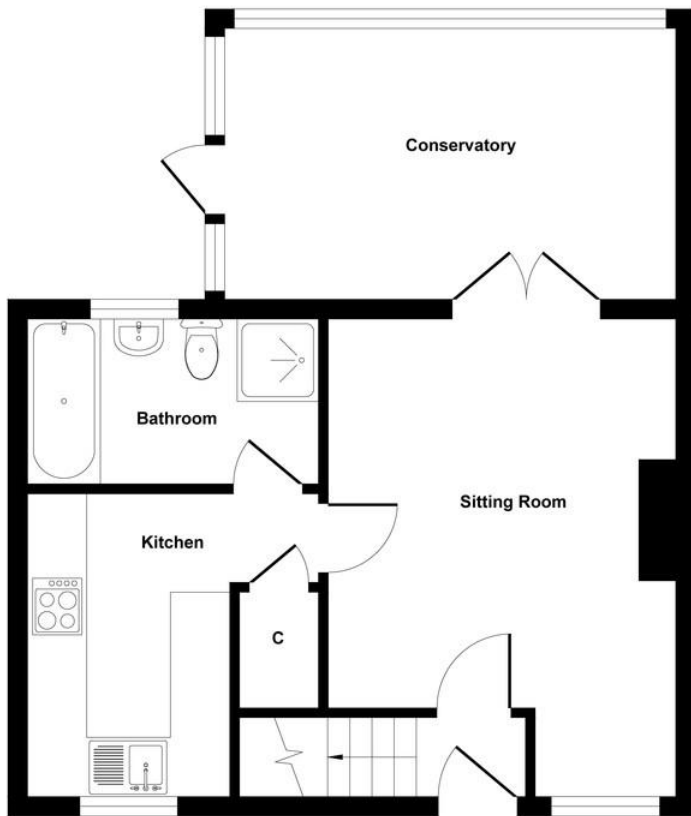
## OUTSIDE REAR

Leaving from the conservatory a hard standing courtyard style garden can be found with an outside water supply and access to the adjacent storage shed. Steps lead to a raised lawned garden with further patio area and a wide variety of mature planting and shrubbery. The garden is fully enclosed with timber panelled fencing and planted borders to either side, where a workshop with veranda can be found to the far boundary.

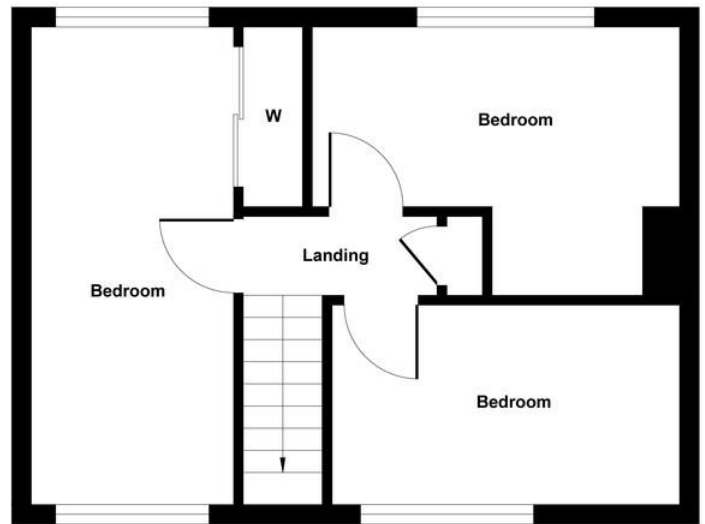
## WORKSHOP

13' 7" x 8' 5" Max. Of Irregular Shape. (4.14m x 2.57m) uPVC double glazed windows to front and side, uPVC door to front, wood effect flooring, power and lighting.





**Ground Floor**  
Approximate Floor Area  
354 sq. ft  
(32.88 sq. m)



**First Floor**  
Approximate Floor Area  
354 sq. ft  
(32.88 sq. m)

**Approx. Gross Internal Floor Area 708 sq. ft / 65.76 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 are 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

**Centralised Hub:**

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