



Fakenham Road, Drayton, Norwich

Guide Price £425,000 - £450,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Detached Family Home
- ✓ Potential to Update & Modernise
- ✓ Two Reception Rooms
- ✓ Conservatory
- ✓ Four Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Garage & Storage/Car Port

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





NO CHAIN. With HUGE POTENTIAL to UPDATE and MODERNISE, this detached family home offers close to 2100 Sq ft (stms) of accommodation, with a PLOT of 0.20 ACRES (stms). Set back from the road with AMPLE PARKING, an integral GARAGE and useful storage/car port are adjacent, which offers a WEALTH of POTENTIAL. Internally the WELCOMING HALL ENTRANCE offers stairs to the first floor, with doors to the 25' SITTING ROOM, dining room, conservatory, cloakroom and FITTED KITCHEN. The first floor offers FOUR BEDROOMS off the landing - all of a GREAT SIZE, with an EN SUITE and FAMILY BATHROOM. The rear GARDEN offers a SPLIT LEVEL layout with a SWEEPING PATIO, lawned expanse and a variety of MATURE PLANTING. Finished with DOUBLE GLAZING and gas fired CENTRAL HEATING, the property is ready to move in.

LOCATION

The well served village of Drayton offers excellent facilities across Taverham and Drayton, including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 6PS), but to help you...Leave Norwich on Drayton High Road and follow for approximately 5 miles entering the village of Drayton, where the property can be found on the left hand side, indicated by our For Sale board.

The property is approached via a spacious gravel driveway, raised lawn frontage with mature trees and hard standing parking area which leads to the main entrance:

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, obscure glazed window to front x2, stairs to first floor landing, doors to:

SITTING ROOM

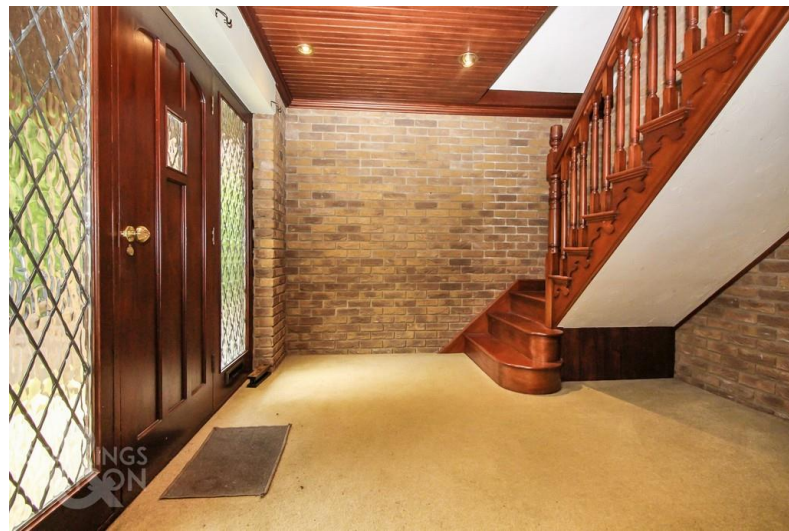
25' 7" x 12' 7" Max (7.8m x 3.84m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator x2, double glazed window to front, double glazed window to side x4, television and telephone points, smooth ceiling with exposed timber beams, double doors to:

DINING ROOM

12' 7" x 9' 6" (3.84m x 2.9m) Fitted carpet, radiator, double glazed door to rear, smooth ceiling.

CONSERVATORY

22' 10" x 7' 8" (6.96m x 2.34m) Tiled flooring, window to side, window to rear, double glazed door to rear.



KITCHEN

13' 7" x 11' 7" (4.14m x 3.53m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric double oven and extractor fan over, vinyl flooring, radiator, double glazed window to rear, television and telephone points, wall mounted gas fired central heating boiler, door to:

INNER HALL

Vinyl flooring, radiator, door to side, door to entrance hall, door to cloakroom, space for washing machine.

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, vinyl flooring, radiator, window to side, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in double storage cupboard, built-in double airing cupboard, doors to:

DOUBLE BEDROOM

18' 10" x 10' 4" (Some Restricted Height) (5.74m x 3.15m) Fitted carpet, radiator, double glazed window to front.

DOUBLE BEDROOM

8' 5" x 8' 4" (Some Restricted Height) (2.57m x 2.54m) Fitted carpet, radiator, velux window to side, built-in wardrobe.

DOUBLE BEDROOM

14' 3" x 9' 9" Max (Some Restricted Height) (4.34m x 2.97m) Fitted carpet, radiator, double glazed window to rear, range of built-in bedroom furniture.

FAMILY BATHROOM

Five piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shaped panelled bath with mixer tap, bidet, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, vinyl flooring, radiator, double glazed window to rear.

DOUBLE BEDROOM

17' 8" x 12' 8" Max (Some Restricted Height) (5.38m x 3.86m) Fitted carpet, radiator, double glazed window to rear, range of built-in bedroom furniture, door to:

EN SUITE

Two piece suite comprising hand wash basin set within vanity unit with storage cupboard under, shower cubicle with mixer shower tap and glazed shower screen, tiled walls, extractor fan, vinyl flooring.







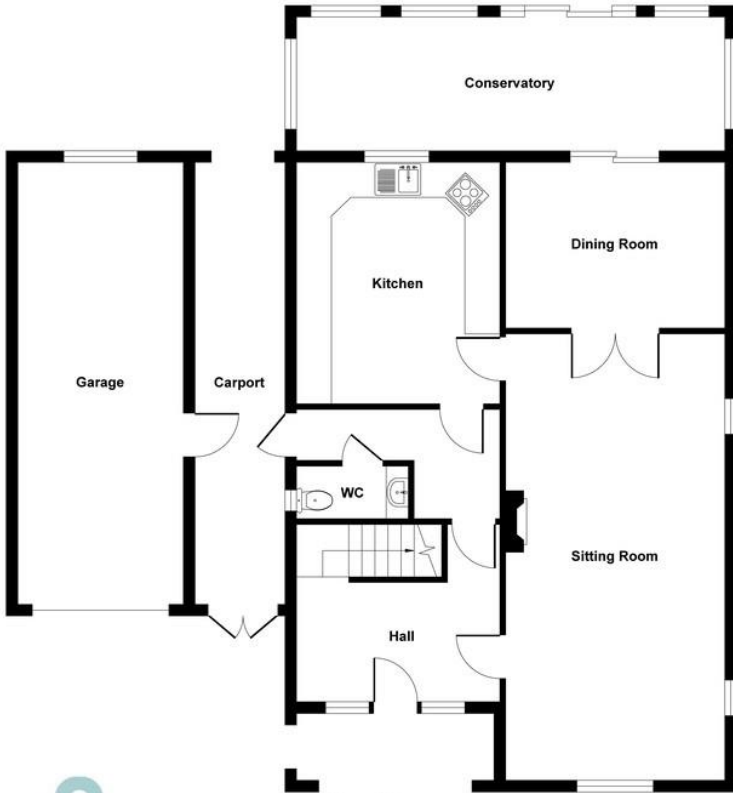
OUTSIDE

Leaving the inner hall you will find a tandem carport which opens onto the mature garden with raised flowerbeds and spacious patio area providing the ideal space to relax and entertain. Mature borders are enclosed with a mixture of mature hedging, trees and timber fence panels.

GARAGE

24' 7" x 9' (7.49m x 2.74m) Up and over door to front, window to rear, door to side, power and lighting.





Ground Floor
Approximate Floor Area
1021 sq. ft
(94.85 sq. m)



First Floor
Approximate Floor Area
1079 sq. ft
(100.24 sq. m)

Approx. Gross Internal Floor Area 2100 sq. ft / 195.09 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

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