

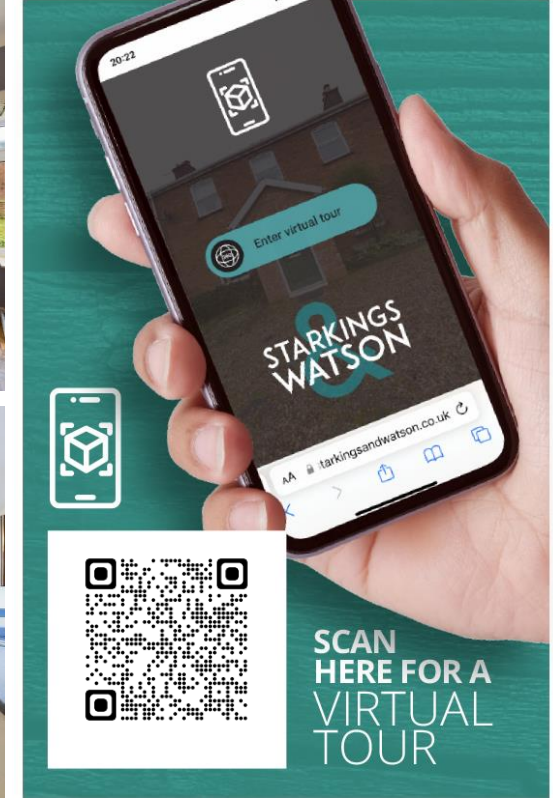
DRAYTON HIGH ROAD

Drayton, Norwich NR8 6AQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

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**STARKINGS
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- No Chain!
- Semi-Detached Extended Home
- Huge Potential
- Three Reception Rooms
- Four Bedrooms Over Two Floors
- Two Bathrooms
- Generous Plot With Large Gardens
- Extensive Driveway & Garage

IN SUMMARY

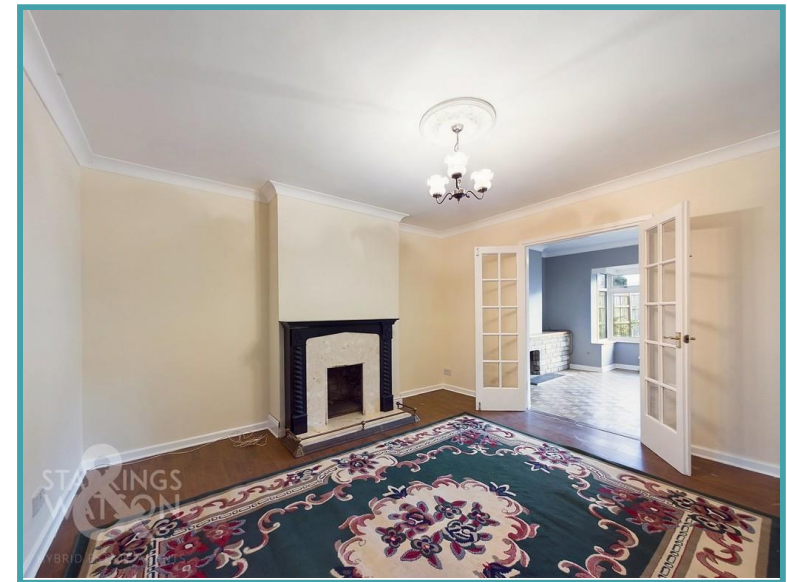
NO CHAIN! Located within the POPULAR LOCATION of DRAYTON this SEMI-DETACHED HOME offers HUGE POTENTIAL to improve further having already been extended in recent years. The house is a lot bigger than first meets the eye extending to 1370 SQ FT (stms) with THREE RECEPTION ROOMS and FOUR BEDROOMS. On the ground floor there is an extended EN-SUITE BEDROOM alongside TWO traditional receptions, a large L-SHAPED KITCHEN/DINER to the rear and conservatory alongside the rear porch. On the first floor there are THREE AMPLE BEDROOMS in addition. Externally the property sits within a GENEROUS PLOT with large front and rear gardens, PLENTY OF DRIVEWAY PARKING and a DOUBLE LENGTH GARAGE. The property offers a lot more than expected and would make a WONDERFUL FAMILY HOME suitable to buyers looking for a project. The property is finished with uPVC double glazing and GAS FIRED CENTRAL HEATING.

SETTING THE SCENE

The large frontage and driveway offers a generous lawned front garden with mature shrubs with a low level brick wall and large hard standing parking area providing ample off road parking. The double length garage is also accessed via the driveway with up and over door, power and light. From the driveway there is the covered main entrance door to the front with brand newly fitted front door as well as a further disable friendly access door to the side leading into a recently built side porch.

THE GRAND TOUR

Entering the house via the main covered entrance door you will find a hallway with access to the first floor landing. Immediately to the left hand side of the hallway there is a ground floor bedroom with lots of light having been extended benefiting from a large wet room with shower. To the right of the hallway is the main front reception room with brick built open fireplace and large bay window to front as well as parquet flooring. This leads through into the middle reception room with another fireplace. Beyond the second reception you will find another reception which forms part of the large L-Shape kitchen/diner. The kitchen is split into 2 sections having been altered over the years and offers plenty of cupboard storage with integrated electric oven, electric hob and fridge/freezer. There is then plenty of space for further white goods. The dining area provides access to the conservatory which could benefit from replacement and the kitchen area also gives access to the useful side porch which has front and rear access



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with ramp suitable for disabled access. Heading up to the first floor landing there are three ample bedrooms, one of which is found to the rear and two overlooking the frontage. You will also find the recently re-fitted family bathroom on the first floor.

THE GREAT OUTDOORS

The rear garden is a blank canvas and generous in size and offers a paved patio and lawned expanse. The garden is enclosed with timber fencing and is accessed via doors in the conservatory or the rear door from the rear porch.

OUT & ABOUT

Drayton is a popular village situated to the north west of Norwich and conveniently located for access to Norwich International Airport. There is a wide range of amenities in the area including local shops, a post office, café and bakery, two public houses, doctors & dental surgeries and First and Middle Schools.

FIND US

Postcode : NR8 6AQ

What3Words : ///soda.toggle.coil

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: 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.

Price:



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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™
 1374.71 ft²
 127.71 m²



Floor 1



Ground Floor

