

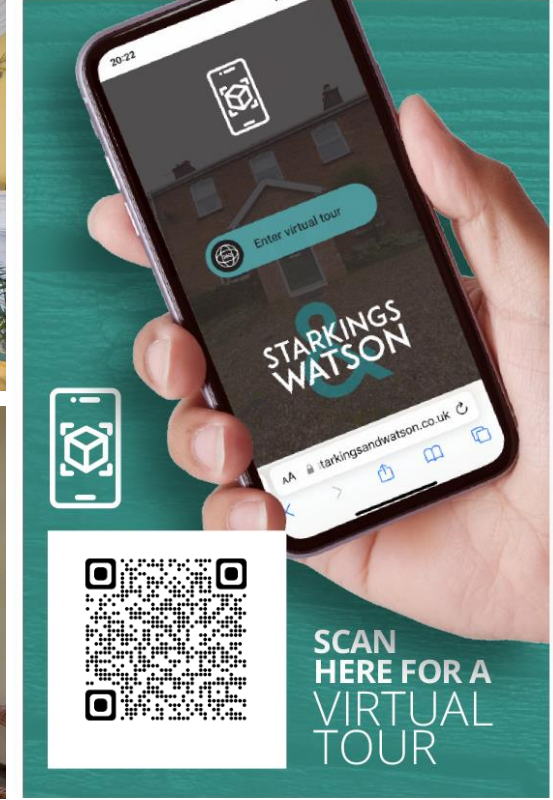
POND LANE

Drayton, Norwich NR8 6PP

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



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**STARKINGS
WATSON**

- Detached Bungalow
- Quiet Cul-De-Sac Setting
- Over 1300 Sq. ft Of Accommodation (stms)
- Separate Sitting & Dining Rooms
- 15' Conservatory Overlooking Gardens
- Two Bedrooms
- Family Bathroom & En-Suite
- Driveway & Garage

IN SUMMARY

This DETACHED BUNGALOW sits peacefully within a QUIET CUL-DE-SAC offering ample OFF ROAD PARKING and a GARAGE with UTILITY space at the rear. Internally this well-proportioned home offers a SEPARATE SITTING and DINING room space, with the dining room becoming a potential THIRD BEDROOM. Through the sitting room is a fantastically appointed CONSERVATORY giving way to the manicured gardens creating the idea space to relax. The TWO DOUBLE BEDROOMS both face into the rear gardens with the main bedroom benefiting from an EN-SUITE shower room, whilst both bedrooms have use of the FAMILY BATHROOM. The kitchen space offers a range of STORAGE units as well as INTEGRATED double ovens and hob. Externally there is a well-manicured rear garden with PATIO SEATING area.

SETTING THE SCENE

The property is found to your right as you head down this quiet cul-de-sac formed of bungalows. Set back from the road, with privacy giving hedges to the front and a concrete driveway leading to the garage and

front door.

THE GRAND TOUR

Internally you will find yourself starting in the central hallway which grants access into all parts of the property whilst giving additional storage too. To your left is the brilliantly spacious, bay fronted sitting room with generous floor space for soft furnishings and gas fired radiators. Heading through this room you will find the sunroom, with its glass roof and half glass - half brick walls this space has a radiator and grants access into the rear garden also, the ideal spot for relaxing in the evenings. Adjacent to the front door is the potential third bedroom, currently serving as a dining room with a rear facing aspect and carpeted flooring. Sitting next to this room are the two double bedrooms, both with a rear facing aspect, carpeted flooring and radiator. The larger of the two does benefit from substantial built in storage currently as well as an en-suite shower room complete with corner shower unit. Next door to this is the family bathroom which offers a three piece suite complete with bath and wall mounted shower head. Into the kitchen, this versatile space offers an array of wall and base mounted storage, potential dining area for a table, breakfast bar and integrated double ovens and electric hob with extraction above with plumbing found under the counter tops for a washing machine. Finally, as you exit the kitchen door you will find yourself in the garage which has a raised platform creating an ideal space for chest freezer, tumble dryer or additional storage.



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THE GREAT OUTDOORS

Externally there is a well maintained rear garden predominantly laid with shingle and some mature hedges and planting beds. A flagstone patio area creates the ideal external seating area.

OUT & ABOUT

Drayton is a popular village situated to the northwest 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 6PP

What3Words : ///uncouth.likely.surfer

VIRTUAL TOUR

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

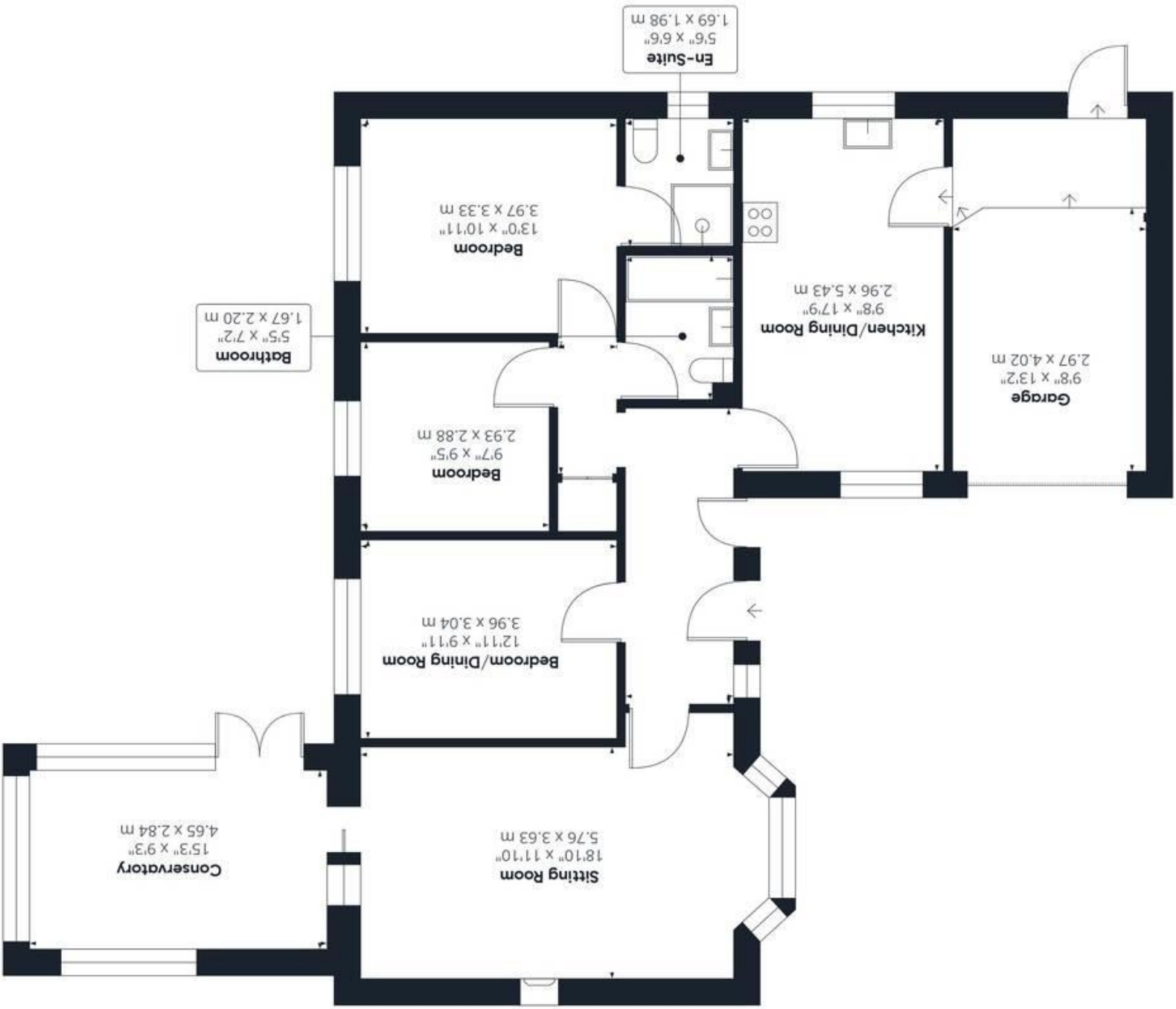
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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Approximate total area^m
 1323.28 ft²
 122.94 m²

(1) Excluding balconies and terraces.

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.