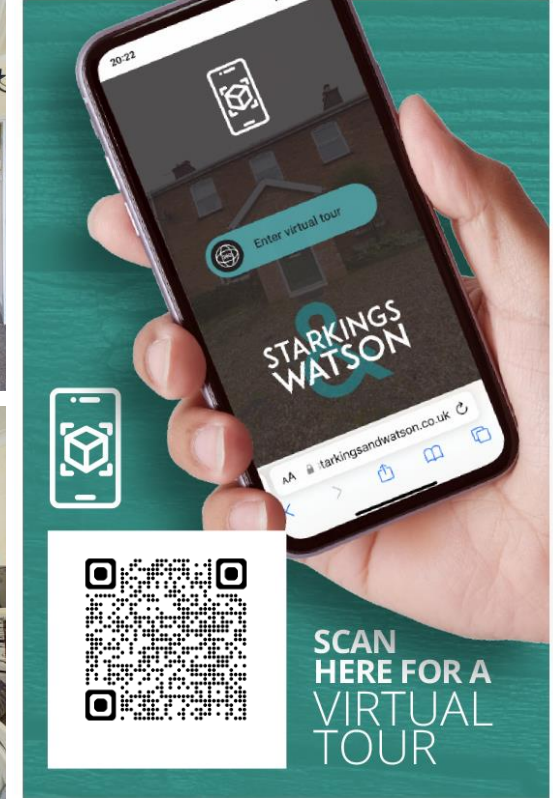


DRAYTON ROAD Norwich NR3 2DN

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Mid-Terrace Home
- Elevated Plot with On Road Parking
- Courtyard Style Garden
- Porch Entrance
- Two Reception Rooms
- Open Plan Kitchen
- Family Bathroom
- Two/Three Bedrooms

This MID-TERRACE HOME is situated to the NORTH OF NORWICH, with ON ROAD PARKING, and a typical TERRACE HOUSE LAYOUT, with the THIRD BEDROOM off the SECOND. With uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, this easy to run home is neutrally decorated and finished with an OPEN PLAN FEEL. The accommodation is entered via a PORCH ENTRANCE, into the separate sitting room and dining room beyond. The KITCHEN is OPEN PLAN to the dining area, with ample storage, and the family bathroom beyond. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with a third bedroom or dressing room beyond. To the rear, a COURTYARD STYLE GARDEN is the perfect place to enjoy the summer sun, with ample space for potted plants and outside seating.

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 To Let board.

Occupying an elevated position, a pathway and steps lead to the main entrance.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, window to front, cloaks storage space, door to:

SITTING ROOM

11' 5" x 11' 2" Max (3.48m x 3.4m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, coved ceiling, opening to:

INNER HALL

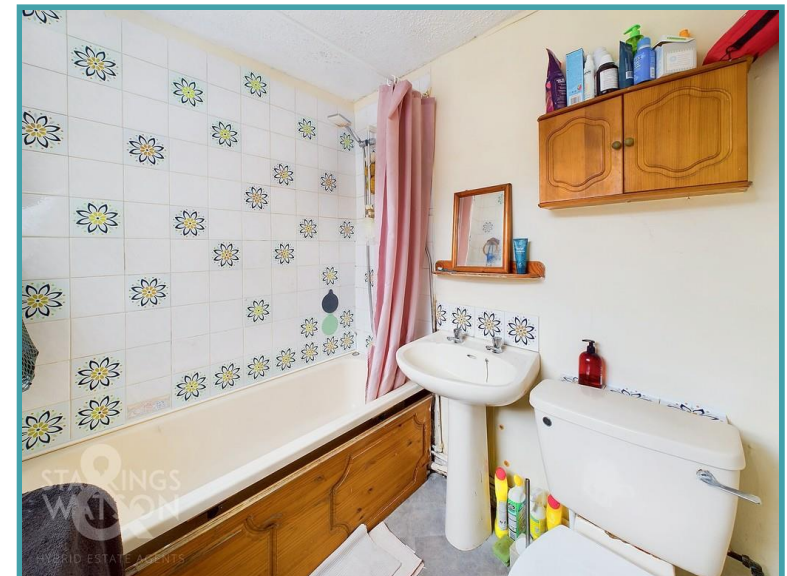
Fitted carpet, stairs to first floor landing, door to:

DINING ROOM

11' 5" x 10' 11" Max (3.48m x 3.33m) Fitted carpet, radiator, built-in storage cupboard, coved ceiling, opening to:

KITCHEN

11' 4" x 7' 9" Max (3.45m x 2.36m) Fitted range of wall



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



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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and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, tiled splash backs, space for electric or gas cooker and extractor fan over, space for fridge/freezer, space for washing machine, tiled effect flooring, uPVC double glazed window to rear, coved ceiling, opening to:

REAR PORCH

Tiled effect flooring, uPVC double glazed door to side, cupboard housing wall mounted gas fired central heating boiler, door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to side.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, doors to:

DOUBLE BEDROOM

11' 5" x 11' 3" Max (3.48m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard.

DOUBLE BEDROOM

11' 6" x 11' Max (3.51m x 3.35m) Fitted carpet, radiator, uPVC double glazed window to rear, door to:

BEDROOM

7' 3" x 6' 4" (2.21m x 1.93m) Fitted carpet, radiator, uPVC double glazed window to rear.

OUTSIDE

With a low maintenance appearance, the garden is enclosed with timber fenced boundaries, and offering space for outside dining and entertaining.

GIRAFFE 360

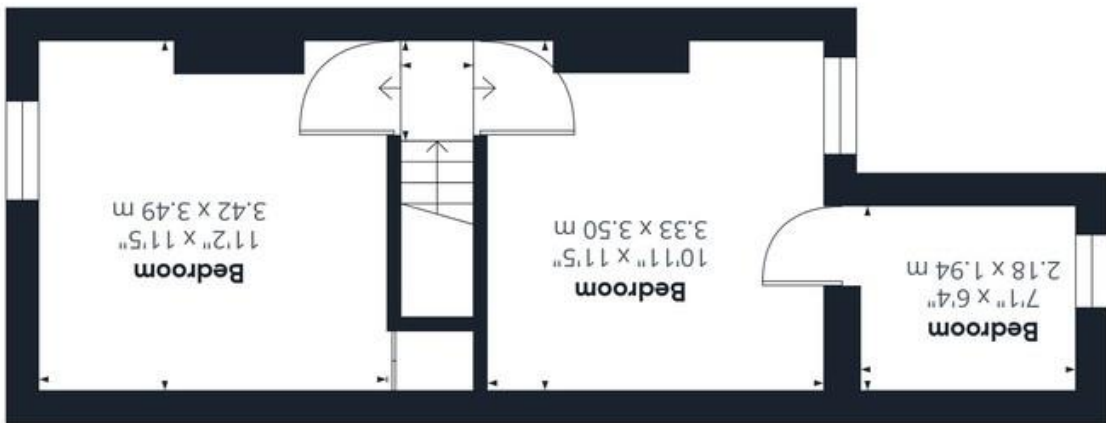
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
736.99 ft²
68.47 m²

HYBRID ESTATE AGENTS
STARKINGS
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Floor 1



Ground Floor

