

FREEHOLD



Bungalow - Detached

BONE ROAD, DRAYTON

Guide Price

£425,000

FEATURES

- No Onward Chain
- Beautiful Detached Bungalow
- Three Double Bedrooms
- Extended and Modern Throughout
- Two Stylish Shower Rooms
- Open Plan Kitchen/Lounge/Family Room
- Utility Room
- Ample Parking
- South Facing Rear Garden
- Extended To The Side



3 Bedroom Bungalow - Detached located in Norwich

Located in the charming area of Drayton, this stunning extended detached bungalow offers a perfect blend of modern living and comfort. The property boasts an abundance of natural light, creating a warm and inviting atmosphere throughout.

Upon entering, you are greeted by a spacious open plan lounge, kitchen, and dining area, ideal for both entertaining and family gatherings. The hallway leads to a stylish and contemporary shower room, as well as a versatile third bedroom, utility space, and a delightful conservatory that enhances the living experience. A second hallway provides access to the generously sized principal bedroom, which features a luxurious en suite shower room, along with a well-proportioned second bedroom.

The exterior of the property is equally appealing, with a brickweave driveway offering ample off-road parking. The front garden is adorned with shingled areas and a variety of plants and shrubs, providing a lovely first impression. The south-facing rear garden is a true highlight, featuring a generous lawn area, a paved seating terrace perfect for al fresco dining, and a charming timber summer house. Additionally, two timber sheds provide useful storage solutions, while mature plants, trees, and shrubs create a tranquil outdoor retreat.

This delightful bungalow is not only a beautiful home but also a practical choice for families or those seeking a peaceful lifestyle. With its modern finishes and thoughtful layout, it is sure to impress. Don't miss the opportunity to make this exceptional property your own. Price Guide £425,000-£450,000.

Entrance Area

Laminate wood flooring, door to Lounge.

Lounge/Kitchen/Dining Room

21'3" x 18'9"

Part Laminate/Carpet flooring, range of fitted base and wall units with work surfaces over, integrated oven, hob and extractor fan, integrated dishwasher, space for free standing fridge/freezer, built in TV wall unit, spotlights, tiled splash backs, radiator x2, double glazed window to front x2, double glazed window to side, door to hall x2.

Hall

Fitted carpet, doors to rooms, storage cupboard, access to loft room, radiator.

Bedroom Three

14'8" x 8'11"

Fitted carpet, radiator, double glazed window to rear.

Utility

8'3" x 7'10"

Range of fitted base units with work surfaces over, integrated washing machine, sink drainer unit, radiator, double glazed window to side.

Shower Room

6'3" x 5'4"

Tiled flooring, tiled walls, shower cubicle with rain drop effect shower, pedestal wash basin, low level W.C, obscured double glazed window to side, heated towel rail, spotlights.





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Conservatory

Laminate flooring, radiator, double glazed window to side and rear, doors to rear and side.

Hall

Fitted carpet, doors to rooms.

Bedroom One

18'11" x 10'11" max

Fitted carpet, radiator, double glazed window to rear, door to en suite.

En Suite

Tiled flooring, part tiled walls, shower cubicle, vanity sink unit with storage, low level W.C, heated towel rail, obscured double glazed window to rear, spotlights.

Bedroom Two

10'11" x 10'5"

Fitted carpet, radiator, double glazed window to front.

Outside

FRONT

Brick weave driveway, shingled front garden area with a range of plants and shrubs.



SOUT FACING REAR GARDEN

Mainly laid to lawn with paved seating terrace, timber framed summer house, x2 timber framed storage shed, timber fencing, gated access to the side, range of mature plants, trees and shrubs

GROUND FLOOR



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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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