



House- Linked Semi Detached

**GRACE EDWARDS  
CLOSE  
DRAYTON  
NR8 6WB**

**Price Guide  
£220,000**

#### FEATURES

- Link Semi Detached
- Wc
- Kitchen
- Driveway
- Enclosed Gardfen
- Entrance Hall
- Sitting/Dining Room
- Bathroom
- Garage
- Popular Location



# 2 Bedroom House - End Terrace located in Drayton

Welcome to the tranquil cul-de-sac of Grace Edwards Close in Drayton, this link semi detached house offers a delightful blend of comfort and convenience. Built in 1999, this well-presented home features a welcoming entrance hall that leads to a convenient WC. The spacious sitting/dining room is bathed in natural light, thanks to the sliding patio doors that open onto a beautifully maintained rear garden, perfect for enjoying sunny afternoons or entertaining guests.

The ground floor also boasts a functional kitchen, while the first floor comprises two generously sized bedrooms, ideal for a small family or those seeking extra space. The family bathroom is well-appointed, ensuring all your needs are met.

Outside, the property features a front garden area with a driveway that accommodates parking a vehicle, leading to a garage for additional parking or storage. The rear garden is a true gem, offering a private and easily maintained space with a generous patio area and a lawn, fully enclosed for added privacy.

This home is conveniently located near local shops and schools, with excellent bus services providing easy access to the city centre. Additionally, the property benefits from great road links to the NDR and beyond, making it an ideal choice for commuters.

Whether you are looking to entertain or simply enjoy a peaceful retreat, this property is perfectly sized for your needs. Don't miss the opportunity to make this lovely house your new home.

## Entrance Hall

Sealed unit double glazed door to the front, door to the wc, kitchen and the sitting/dining room.

## Wc

Sealed unit double glazed window to the front, wc and wash hand basin.

## Kitchen

10'0 x 5'9

Sealed unit double glazed window to the front, range of base and wall mounted units, sink, a range of integrated appliances to include hob, oven and extractor fan, with space for further appliances.

## Sitting/Dining Room

13'6 x 12'3

Sealed unit sliding patio door out to the garden, stairs to the first floor and radiator, understairs alcove.

## Landing

Doors to cupboard, bedrooms and the bathroom.

## Principal Bedroom

9'8 min x 8'1

Sealed unit double glazed window to the rear, built in wardrobe and radiator.

## Bedroom Two

10'5 x 8'3

Sealed unit double glazed window to the front, wardrobes built in and radiator.

## Bathroom

Panel bath, pedestal wash hand basin, wc and radiator.

## Outside

To the front there is a small garden with driveway to the side leading to the garage. The rear garden is enclosed and relatively unoverlooked, lawned with a good sized patio, door access to the garage.



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(33-54) E		
(21-36) F		
(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.

