

FREEHOLD



House - Semi-Detached

**COLEMAN CLOSE  
DRAYTON  
NORWICH  
NR8 6BG**

Price Guide

**£270,000**

FEATURES

- Four Bedrooms
- Lounge
- Kitchen/Diner
- Semi Detached
- Sought After Area
- Three Receptions
- Generous, Private Gardens
- Flexible Accommodation
- Off Road Parking
- Close to Amenities



# Four Bedroom Semi Detached House in Drayton, Norwich

## Description

Fantastic and spacious four bedroom semi detached home in the sought after and much requested village of Drayton. The property has flexible accommodation in that there are three bedrooms on the first floor with the addition of two further reception rooms on the ground floor (one of which is currently being used as a bedroom), in addition to the sitting room and the garden room. The property also benefits from a private and sizeable rear garden which is fully enclosed and with gated side access. An ideal family home for young and mature families with good access to all the local amenities and facilities as well as regular public transport links close by and within a short walk. Located in a cul de sac within close proximity to woodland walks and schooling for all ages this property could suit a number of buyers.

## Entrance Hall

Stairs to the first floor and doors to:

### Bedroom Four

15'2" x 8'3"

With fitted wardrobes with sliding doors, radiator and window to front.

### Sitting Room

16'10" x 11'5"

Cupboard under the stairs, radiator and window to the front.

### Kitchen/Dining Room

14'7" x 8'8"

Fitted with a range of base and wall units, breakfast bar, built in fridge freezer, double oven and electric hob with extractor over, sink with drainer, tiled splash backs. window to rear and doors to:

### Office

8'2" x 7'8"

Loft access, wall mounted boiler, radiator and window to rear.

### Garden Room

12'6" x 8'10"

With a glass vaulted ceiling, power, light, windows to rear and side aspects, double doors to rear and single door to side.

### First Floor

### Landing

Window to side, airing cupboard and doors to:

### Bedroom Three

6'2" x 8'8"

Radiator and window to rear.

## Bedroom Two

11'8" x 8'1"

Radiator and window to rear.

## Bedroom One

11'8" x 8'1"

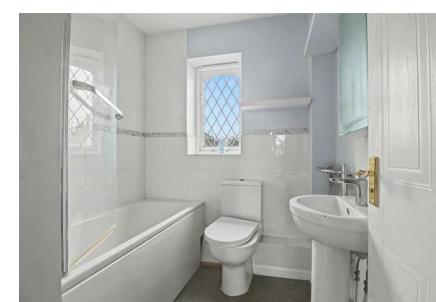
With built in wardrobes, radiator and window to front.

## Rear Garden

Mainly laid to lawn with a patio area and two fruit trees, fully enclosed, side access gate to front and two storage sheds.

## Front

Driveway providing off road parking and shingled area for extra parking.





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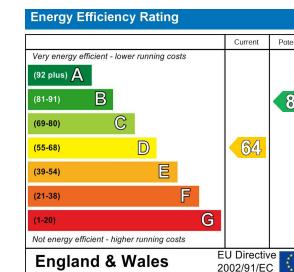
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## Council Tax Band

6



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 is as to their operability or efficiency can be given.



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