



49 Carter Road, Drayton

£425,000

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Council Tax band: TBD



- Guide price £425,000-£435,000
- New Roof
- Generous plot, fully enclosed private garden
- Spacious detached chalet bungalow
- Garage, carport, workshop, sunroom and shed
- Owners have found
- Modern family shower room
- Sought after location
- Well-built with storage
- Recently installed Boiler & Radiators



LOCATION

Drayton is a small village located in Norfolk, England, situated just a few miles to the northwest of the city of Norwich. It is a suburban area with a blend of residential properties, rural landscapes, and local amenities. Historically, Drayton was an agricultural village, but over time, it has become increasingly integrated into the greater Norwich urban area. The village is home to several notable landmarks, including the St. Margaret's Church, which dates back to the 14th century. Drayton also has good transport links to Norwich, making it a desirable location for those seeking a quieter lifestyle while still being close to the city. The surrounding countryside offers scenic views and recreational opportunities for residents and visitors.

HALLWAY

This well-appointed property boasts a welcoming entrance via a composite door with a carpeted floor and a radiator for added warmth. The space is complemented by three convenient storage cupboards. Two bedrooms located on ground floor. Stairs lead up to the upper level, where the further two bedrooms are located.

BEDROOM

Dimensions: 16' 7" x 14' 7" (5.06m x 4.45m). This bedroom is fitted with wardrobes and features a radiator. The room benefits from two double-glazed windows at the front, allowing plenty of natural light to flood the space. There are also two fitted cupboards, providing ample storage making this a practical and inviting room. The room could be used as two bedrooms as seen with properties on the road.

BEDROOM

Dimensions: 13' 9" x 12' 4" (4.2m x 3.77m). This bedroom offers a beautiful outlook to the rear garden, providing a serene and peaceful view. The room is fitted with carpet for added comfort and warmth, with a radiator to ensure a cosy environment. Ample storage space is available, making it an ideal choice for those seeking a well-organised and tranquil space to relax.

SHOWER ROOM

Dimensions: 10' 9" x 7' 3" (3.3m x 2.23m). The modern shower suite features a window to the side aspect, allowing natural light to brighten the space. It is equipped with a sink basin and fully tiled walls, adding a sleek, clean look. The laminate flooring offers durability and easy maintenance, while a radiator ensures warmth and comfort. This well-designed walk in power-shower is very effective and practical.

LIVING ROOM

SNUG

Dimensions: 16' 8" x 15' 8" (5.1m x 4.8m). Features a beautiful full height end brick wall with a rear wood burner converted to fire effect and rear wood panelling rear wall. uPVC woodgrain window and large woodgrain patio door leading to the garden patio and quality awning. Double-glazed windows offering a beautiful view of the garden.

BEDROOM

Dimensions: 11' 0" x 14' 9" (3.37m x 4.52m). The upstairs features a cosy bedroom with carpeted flooring, a triple glazed Velux window at the rear, a radiator, and convenient eaves storage. Additionally, there is a WC with carpeted flooring and a sink.

BEDROOM

Dimensions: 11' 5" x 17' 4" (3.5m x 5.3m). The upstairs loft conversion features a cosy bedroom with carpeted flooring, a triple glazed Velux window at the rear, a radiator, and convenient eaves storage.

OUTSIDE

Outside, there's a front garden with ample parking, a large garage, a fully fitted/wired out workshop, and beautiful reading room/ external conservatory, a fully fitted out purpose built potting shed and a carport. The property also features a greenhouse, a patio area, and a private plot with woodland beyond the garden.

COUNCIL TAX BAND

The property is under Broadland Council and is in tax band C.

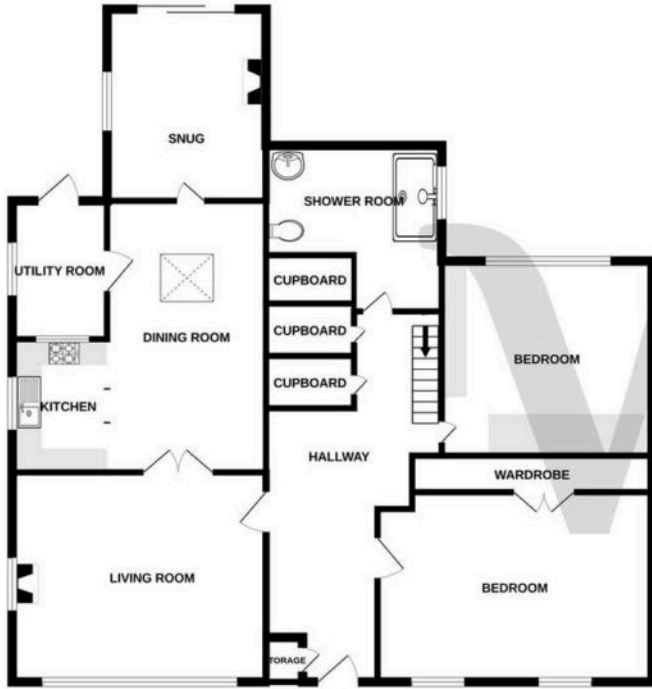
SERVICES

Gas, Electricity, Water and Drainage are connected to the property, Websters have not tested these services.

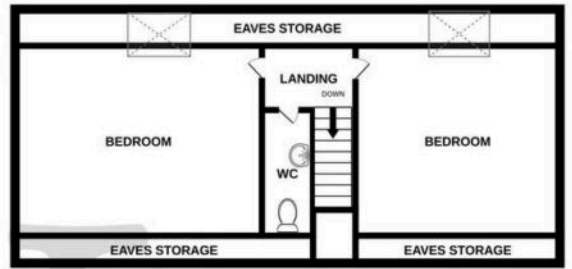
VIEWINGS

To be carried out by the sole agents, Websters Estate Agents, 4 Drayton High road, NR8 6AF.

GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.7 sq.m.) approx.

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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