



Acres Way, Drayton, Norwich, NR8 6UT

welcome to

Acres Way, Drayton, Norwich

****OFFERED FOR SALE WITH NO CHAIN".** We are thrilled to offer this ideal first time buy or investment opportunity. This end terrace home offers three bedrooms, lounge/diner, utility/boot room, enclosed rear garden, and access to the en-bloc garage. Act fast!!!



Entrance Hall

Upvc frosted double glazed door to side aspect, radiator, and stairs to first floor.

Lounge/Dining Room

Upvc double glazed bay window to front aspect, partial double-glazed door to utility room, under-stairs cupboard and two radiators.

Utility Room

Upvc double glazed window to rear and side aspects, partial double-glazed door to rear garden, a range of base units, and space for tumble dryer.

Kitchen

Upvc double glazed window to rear aspect, a range of wall and base units with work surfaces over, stainless steel single bowl sink with mixer over, oven, hob with extractor over, space for washing machine and fridge freezer, and larder cupboard.

Landing

Upvc double glazed window to side aspect, stairs from ground floor, loft hatch, cupboard, and doors to all rooms.

Bedroom

Upvc double glazed window to front aspect, and radiator.

Bedroom

Upvc double glazed window to rear aspect, and radiator.

Bedroom

Upvc double glazed window to front aspect, and radiator.

Bathroom

Suite comprising upvc frosted double glazed window to rear aspect, panel bath with mixer taps and shower connection, low level wc, pedestal sink, and radiator.

Outside

To the front elevation the garden is enclosed and laid to lawn with picket fence, personal gate and path leading to the front door. This is complemented to the rear of the property with steps down from the rear door leading to a lawned garden and a path to the rear gate where there is access to an en-bloc garage with up and over door.



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Acres Way, Drayton, Norwich

- CHAIN FREE!!!
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS FIRED RADIATOR HEATING
- GARAGE EN BLOC

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£190,000



directions to this property:

Upon entering Taverham from the Reepham road turn left into Thorpe Marriott via Longdale and at the end of the road turn right onto Felsham Way. Take the third left hand turn into Pendlesham Rise and then right into Acres Way. Continue where the property can be found on the right-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103444 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk