



THE STORY OF

95 Drayton High Road

Drayton, Norfolk

SOWERBYS

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95 Drayton High Road

Drayton, Norwich,
NR8 6AL

Highly Versatile Five/Six Bedroom Home

Immaculately Presented Throughout

Highly Desired Location

Impressive Kitchen/Dining Room

Reams of Natural Light

Easy Reach of Norwich

Low Maintenance Home

Impressive Plot of 0.25 Acres (STMS)

Ground Floor Bedroom Options

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“A beautiful home, which accommodates a wonderfully modern way of living.”

Sitting proudly in a spacious plot approaching 0.25 acres (STMS) this immaculately presented and deceptively spacious home enjoys wonderfully low maintenance accommodation, whilst boasting all the versatility needed to accompany the ever-changing demands of modern family life.

The striking kitchen/dining room has been skilfully extended and now provides a splendid heart to the home, filled with natural light via the full run of bi-fold

doors leading to the expansive patio. The bespoke fitted kitchen features a wealth of units and workspace whilst the central island/breakfast bar provides the perfect threshold to the dining area making for a brilliantly sociable space fit for any occasion. The well-balanced accommodation also features a delightfully bright living room with an attractive feature fireplace and natural stone hearth.



“The new kitchen/
dining room
extension has
transformed the
home...”





As you continue down the wide hallway, the ground floor begins to reveal just how versatile this home is. Two spacious double bedrooms would be equally well-served as studies/snugs. One enjoys an en-suite bathroom whilst the other is served by an adjacent shower room.

“It’s a brilliantly versatile home that can be adapted to suit your needs.”

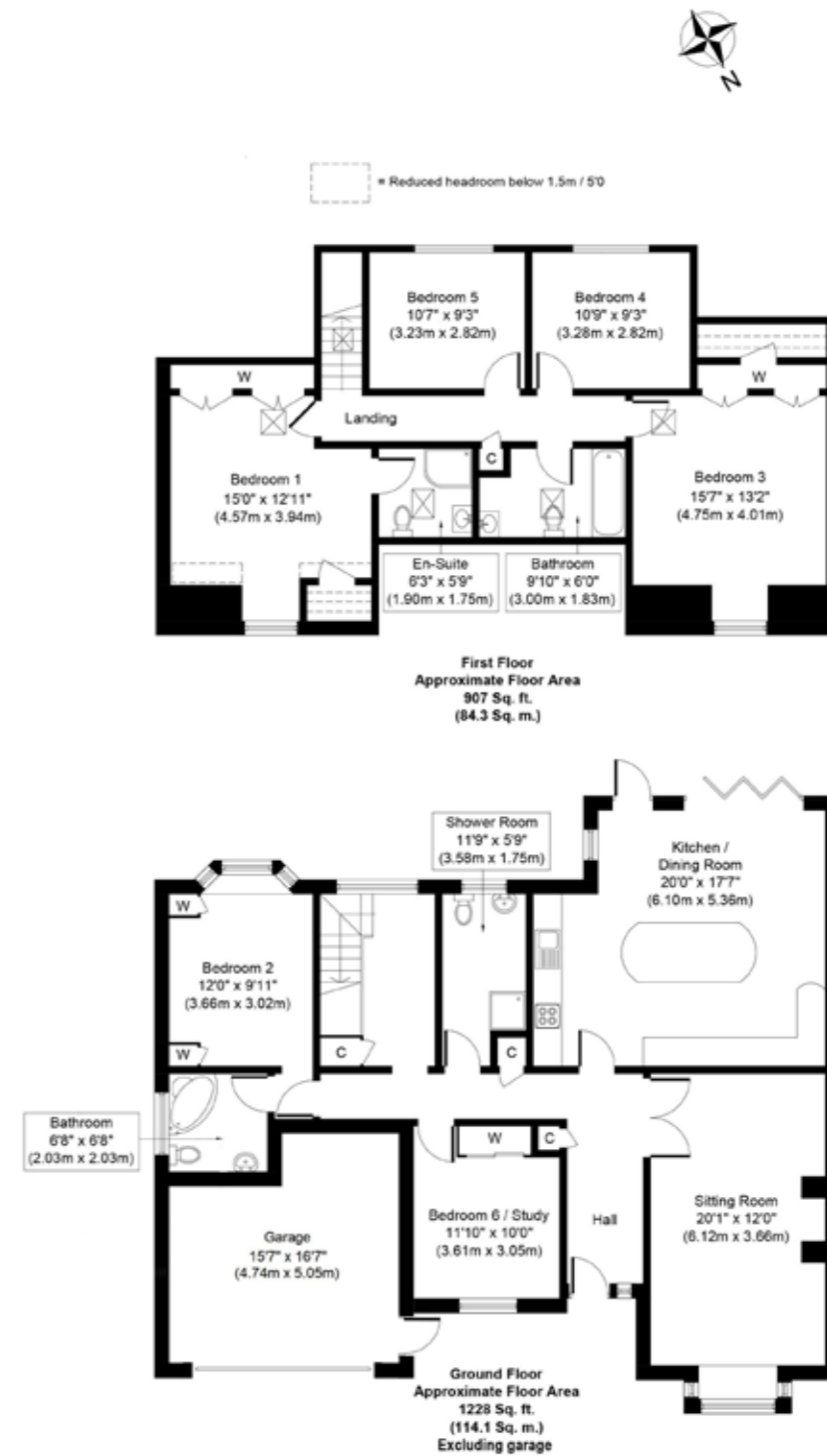
Upstairs, the deceptively spacious accommodation continues with no less than four double bedrooms. The principal bedroom is found on the first floor and boasts both built-in storage and a luxurious shower room en-suite. The three further bedrooms to the first floor are all generous doubles and would make for excellent receptions should the need arise. All are served by the central family bathroom.



An unexpected and noteworthy feature of this home is the excellent plot in which it sits. The expansive garden stretches to approximately 0.25 acres (STMS) and showcases an array of features. A large front driveway is accessed via five bar gates and complemented by the integrated garage. To the rear, a large patio leads off the bi-fold doors and gives way to an oasis of masterfully tended grounds with sprawling lawns interspersed with well-stocked flower beds and mature trees.



“... close to the city, but with a garden that you’d expect for a rural village.”



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Drayton

IN NORFOLK
IS THE PLACE TO CALL HOME



Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

The pretty suburban village offers all the amenities you could need including a post office, butchers, dentist, doctors' surgery, pharmacy, and a Tesco Superstore. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away.

Drayton has a wonderful community, St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall

hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



Note from the Vendor



Spring at 95 Drayton High Road.

“One of my favourite parts of the home is the garden, it's simply beautiful.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 5537-4329-9200-0351-3292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///inform.steer.turntable

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