



Cedar Lodge
School Road | Drayton | Norfolk | NR8 6HJ

A HOME AT THE HEART



“A very welcoming home with a lovely friendly feel, this property has been in the same family for decades. Tucked away from view, it’s incredibly private, yet it’s walking distance from the many amenities of Drayton.

Well placed for travel up to the coast, into Norwich, over to the Broads,
or out into the countryside, this is an excellent all-rounder.

Surprisingly spacious and with a lovingly landscaped garden, this is a must see!”



KEY FEATURES

- An extremely spacious Detached Chalet Bungalow in the popular village Of Drayton
- A very Versatile Layout that could be Utilised in Many Ways
- Nine Bedrooms, Two of which are currently used as a Ground Floor Study and First Floor Library
- Family Bathroom and En-Suite Shower Room
- Sitting Room, Dining Room and a Conservatory
- Kitchen/Breakfast Room with Separate Utility Room
- Ground Floor WC
- Beautiful Landscaped Gardens with a Patio, Two Summerhouses, Two Sheds, Large Workshop and an Entertainment Seating and BBQ Area
- Double Garage and Brickweave Drive providing Ample Parking
- The Accommodation extends to 3,596sq.ft inc the Garage
- Energy Rating: C

If you're looking for a spacious and versatile family home in a convenient location that also has plenty of privacy, this will tick all the boxes. With a whopping nine potential bedrooms and wonderfully open plan and sociable living space, it meets the demands of modern lifestyles and offers plenty of scope for a large family or for anyone working from home.

A Lovely Surprise

Even people who have lived in the village for a long time don't know what lies behind the hedges here – and are often surprised when they first visit. Tucked away on a lovely corner plot, landscaped gardens wrapping around three sides, this secluded home is a delight. It's been in the same family since 1970 and the owners raised their family here.

Sizeable Celebrations

All these years, the family have returned every Christmas to celebrate together and they have hosted some incredible parties over the decades too. Perhaps it's because of this that the house feels so comfortable and welcoming when you visit. Generous enough to host a crowd, its size also means that even with a houseful, you can always find a quiet corner in which to escape for a little peace and quiet.





KEY FEATURES

Very Versatile

At first glance, you can't see how spacious the property really is, so when you enter and it opens up before you, it's a surprise. From the entrance hall, you have a cloakroom and two bedrooms to your left, with the main living space ahead of you. This splendid, triple aspect reception is I-shaped with lots of room for both seating and dining, as well as doors onto the south-facing conservatory, so you can open the space into one even larger room. Further doors to the west open onto the patio, allowing all the afternoon sun to pour in and creating a comfortable flow between the inside and outside space. The kitchen also has access to the garden, as well as being of ample size for a family table. There are a further three bedrooms on the ground floor, one of which is en-suite, as well as a bathroom. You could easily have a study, playroom, music room – whatever you need. Upstairs, there are another four bedrooms, one of which is reached up a second staircase from the double garage.

The Secret Garden

The owners are keen gardeners and you can see evidence of this throughout the plot. Even in winter, there's plenty to enjoy, with mature planting offering interest all year round and abundant colour in summer. You can follow the sun round all day, with the garden to the north, east and south of the property. The owners would often be sitting out in the garden and then decide to have a barbecue and ring round to invite everyone over. It's that sort of relaxed and friendly place, in your own little world. And yet, the property is well placed within Drayton, walking distance from the local shops, schools, parks, pubs and more, with excellent bus services into Norwich. You can head out for walks or cycle along the nearby Marriott's Way, or hop in the car and head to the coast or the Broads. Norwich is easily accessible by car and you can get out about on the Broadland Northway.





























INFORMATION



On The Doorstep

Drayton boasts a fine parish church, built mainly of flint, and a village hall with good sports facilities, a library, doctors' surgery, veterinary practice, public houses, garage, Tesco supermarket and a good selection of shops along with an infant and junior school. Marriots Way cycle track leads to the city and is a popular route for commuters and those who cycle just for pleasure. Taverham Preparatory, Middle and High School are within easy reach, whilst there is Taverham Nursery and Garden Centre for the keen gardener along with a newly opened Lidl supermarket.

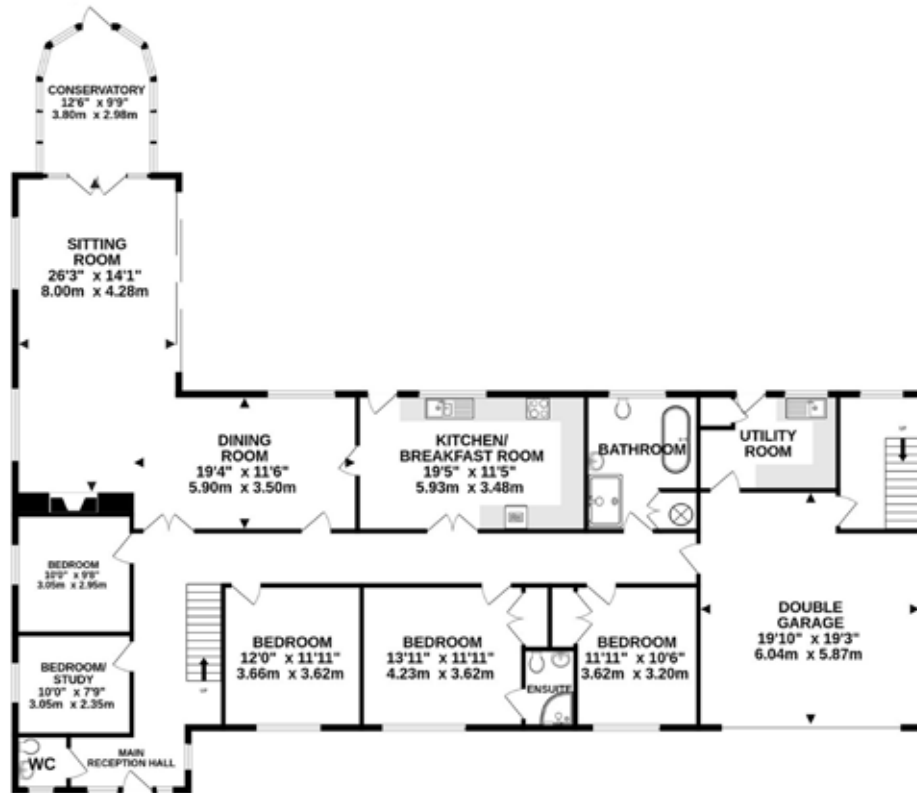
How Far Is It To?

Drayton is located 5 miles north-west of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. Drayton is located approximately 14 miles east of Dereham. The market town hosts a Tuesday and Friday market. A large leisure centre with a swimming pool, golf course, squash club, three-screen cinema, a large library, Tesco, Morrisons and a good range of shops and restaurants.

Directions

Travel out of Norwich on the A1067/Drayton Road, once you reach the Boundary traffic lights proceed straight onto Drayton High Road. Continue on this road until you reach the village of Drayton. At the traffic lights turn right near the Red Lion public house and proceed past the church and over the mini roundabout onto School Road. Continue all the way up School Road past both schools on the right, past Badgers Brook Road and Fullers Loke on the left. Following this, there is a large wooden fence on the left which is the boundary of Cedar Lodge, enter the property by turning left onto the private stoned road named Brick Farm Lane. Cedar Lodge is the first property on the left.

Alternatively if coming from the Reepham Road turn into School Road, following down with fields on both sides, Cedar Lodge is located on the first right turn into Brick Farm Lane private road.



GROUND FLOOR
2597 sq.ft. (241.2 sq.m.) approx.



1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.

TOTAL FLOOR AREA : 3596 sq.ft. (334.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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