



THE STORY OF

The Beeches

Drayton, Norfolk

SOWERBYS

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The Beeches

17 Drayton Lodge Park, Drayton, Norfolk
NR8 6AT

Substantial Detached Four Bedroom Home

Immaculately Presented Throughout

Open Plan Living Options

En-Suite to Principal Bedroom

Highly Desirable Location

Easy Reach of Amenities and City

Off-Road Parking and Garage

Delightful Private Garden

Low Maintenance Home

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com



“We have been here for 14 years. Our first grandchild was born here around the time we moved in and we have many memories.”

Nestled at the end of a peaceful and popular cul-de-sac, this immaculately presented home offers a wealth of low maintenance accommodation ideally located to enjoy the tranquillity of a popular village - but all the convenience of being so close to the city and the perks which come with it.

A large driveway, garaging and of course excellent garden make The Beeches a truly capable family home whilst the excellent condition throughout means time can be focussed on enjoying a fulfilling lifestyle in a prime location.

Pleasingly symmetrical accommodation flanks the central hall, with the

impressive open plan kitchen/dining room enjoying reams of natural light from windows to the front and rear, whilst the well designed cabinetry integrates a breakfast bar peninsular – perfect for informal dining and socialising, as well as serving as the perfect threshold to the main dining area.

Cleverly linking at the rear of the layout, the sitting room is a calm space in which to enjoy the feature fireplace in winter alongside the impressive conservatory ushering in the great outdoors during the warmer months. It integrates perfectly with the paved sun terrace to really pull the accommodation out into the splendid garden.



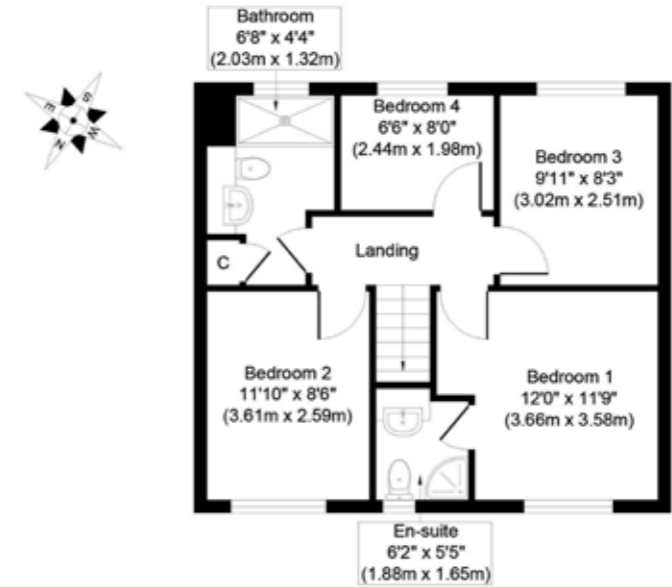
“The conservatory has been our favourite place to relax.”



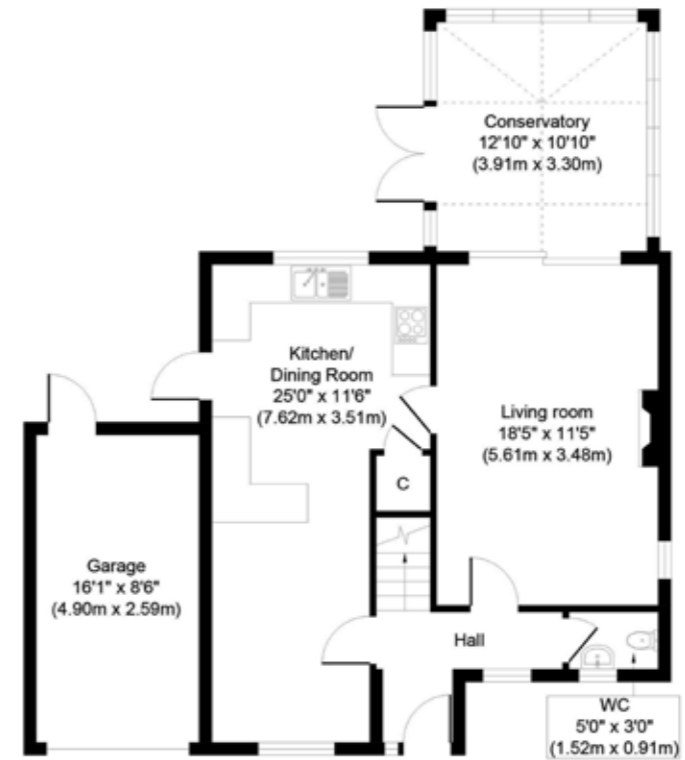
The first floor is home to no less than four excellent bedrooms, bringing valuable versatility to the home. The excellent principal suite boasts generous proportions alongside the well-appointed en-suite shower room. The three further bedrooms consist of two more generous doubles and a delightful single/study, all served by the central family bathroom.

The outside complements the home with a brickweave driveway providing ample off-road parking, alongside an attached large single garage. The rear of the plot reveals a perfectly proportioned private garden, with the paved sun terrace leading to the well tended lawn, interspersed with thriving flower beds under dappled shade of majestic mature trees. Multiple seating areas are strategically placed to ensure maximum enjoyment of any sunshine, or even to seek a shadier spot to enjoy the sounds of the garden and a good book.





First Floor
Approximate Floor Area
499 sq. ft
(46.35 sq. m)



Ground Floor
Approximate Floor Area
825 sq. ft
(76.64 sq. m)

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



“Our perfect family home...”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0962-2811-6150-9994-7465

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: ///stepping.direct.beauty

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SOWERBYS



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