



THE STORY OF

Cedar Lodge

Drayton, Norfolk

SOWERBYS



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Cedar Lodge

School Road, Drayton, Norfolk
NR8 6HJ

Idiosyncratic Family Home

Highly Versatile Accommodation

Five Bedrooms or More Bedrooms, as
well as Multiple Receptions

Private and Enclosed Plot

More Than 3,500 Sq. Ft. of Lavish Accommodation

Immaculately Maintained Family Home

Superb Integrated Garage and Parking

Ground Floor Bedroom Options

Very Popular Location

Easy Reach of Norwich

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“A home on the doorstep of Norwich,
but within a quiet and calm setting.”

Nestled discreetly within a highly private plot, this brilliantly eclectic home offers amongst the most versatile and varied accommodation to be found within such a popular village, and - of course - the splendid plot needed to accompany a fulfilling home life.

Extending to more than 3,500 sq.ft, the sprawling accommodation predominantly resides on the ground

floor whilst the first floor provides brilliantly flexible accommodation for additional bedrooms, or simply happy spaces in which to fulfil any number of lifestyle aspirations.

Sheltered by the embrace of the mature hedgerow border, the plot does an excellent job at creating a unique and calm environment within such a well-connected and popular location.





The welcoming hallway soon gives way to the strikingly large receptions, flooded with reams of natural light and pleasant views of the garden.

The mainstay of the ground floor accommodation is the stunning sitting/dining room boasting sociable open plan volume whilst utilising excellent architecture in order for each space to create a definition of its own.



The sitting area leads to the conservatory, the perfect addition to an already exemplary reception in which to soak up views of the garden and share memories with family and friends.

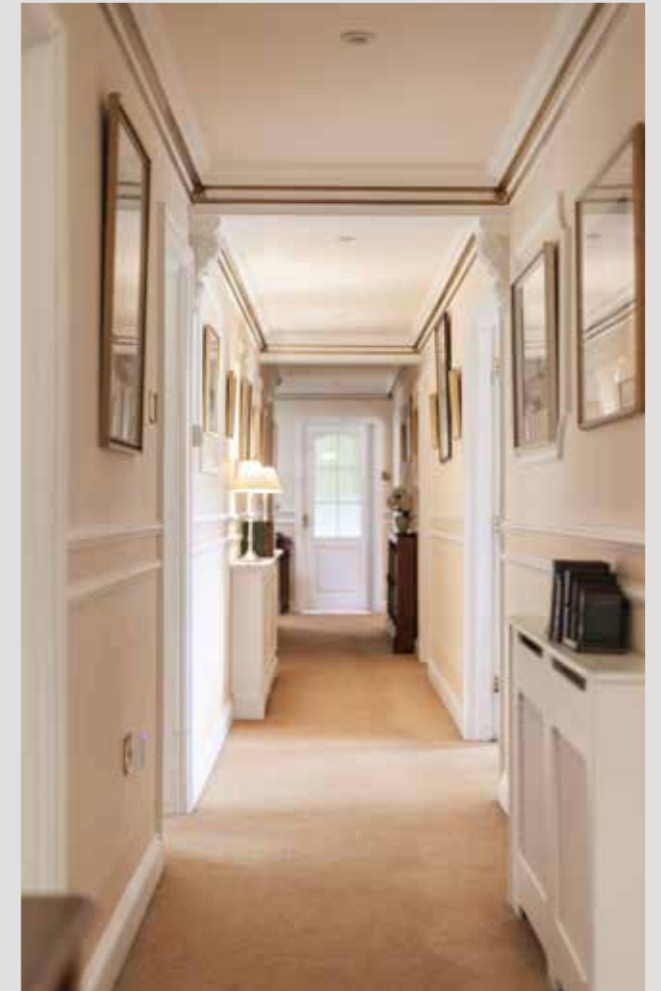




The kitchen is every bit as generous as one would expect from such a large home and showcases an array of elegant cabinetry alongside ample space for a large breakfast table – yet more sociable space in a home clearly with an emphasis on hosting those near and dear, enjoying time together as a family.

Intelligent balance to these large sociable rooms is achieved with the snug and study, the perfect antidote and somewhere to hunker down to decompress within a more intimate setting.

No less than three excellent bedrooms are found on this floor, with the principal suite boasting not only built in storage, but also a well-equipped en-suite shower room. The two further bedrooms are well served by the central family bathroom.





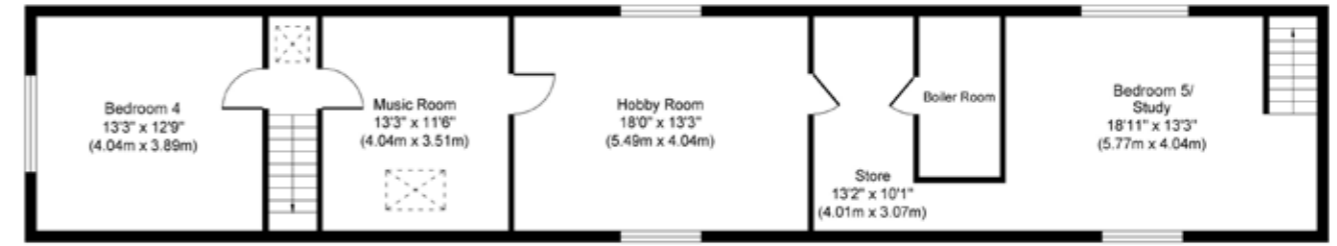
A fascinating feature of this home is a wing housing not only the exceptional double garage, but also the clear potential for a self-contained annexe, subject to relevant planning. Not only is there separate access entering via the current utility room, but also additional stairs leading to the current study, large enough to serve any number of purposes.

The rest of this first floor provides an invaluable wealth of highly versatile accommodation, of course serving ideally as up to four additional bedrooms, but of course spacious enough to take the form of a wealth of fulfilling spaces. These could include a music room, hobby room or even the most remarkable bedroom suite with independent receptions for older children - or dependant relatives.

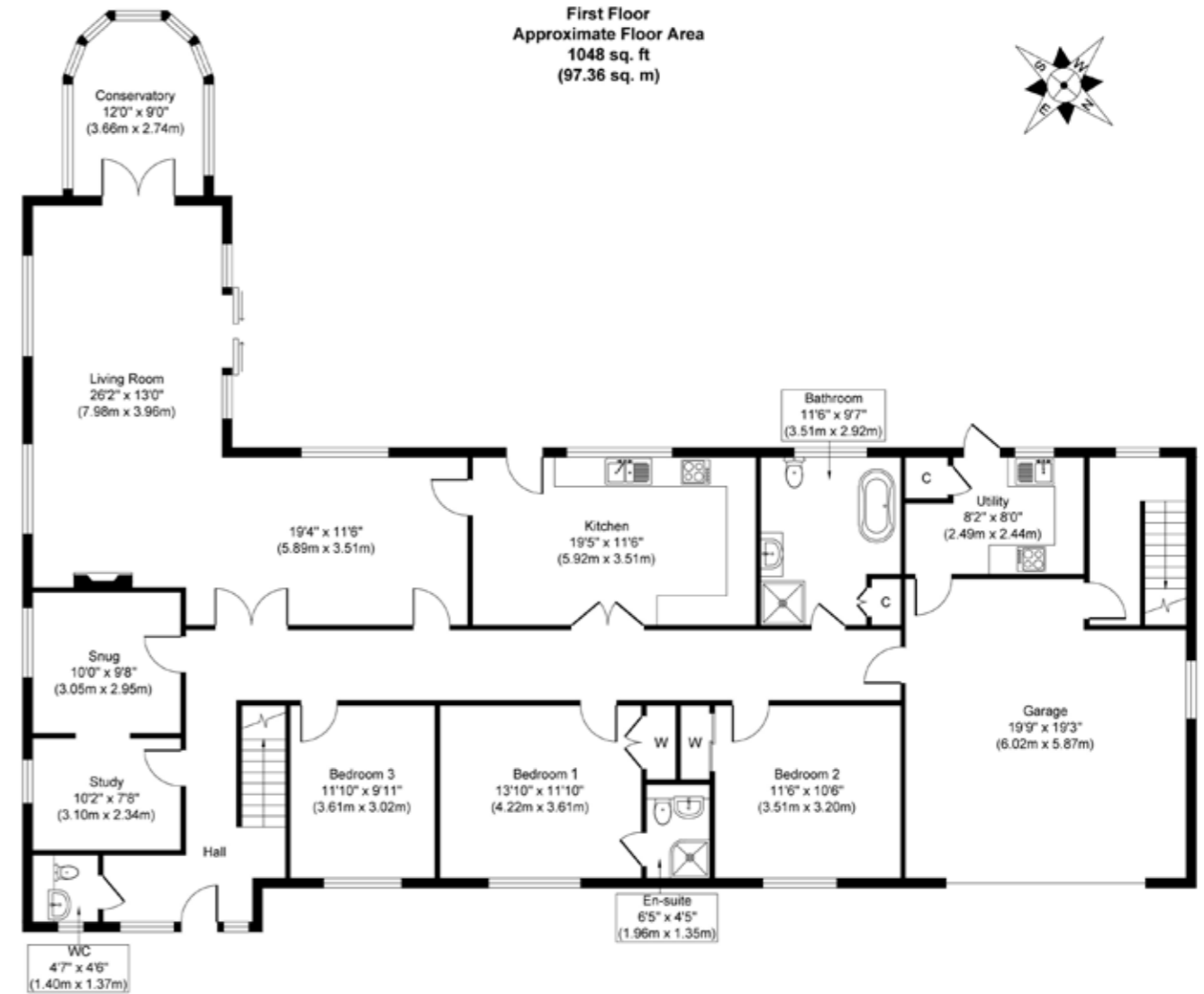
“While away an afternoon in the large garden.”

The plot in which this fine home sits is every bit as eclectic as the property itself. The large brickweave driveway reveals a thriving oasis of colour and tranquillity. A sprawling sun terrace features a dining area ideally located to enjoy the all day sunshine whilst the well kept lawn is interspersed with mature shrubs and thriving flower beds are alive with colour. A collection of other seating areas, and even summerhouse/timber outbuildings, ensure that any number of needs can be met and everyone is sure to find a space to make the very best of the pleasant and private gardens.





First Floor
Approximate Floor Area
1048 sq. ft
(97.36 sq. m)



Ground Floor
Approximate Floor Area
2656 sq. ft
(246.75 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.

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 Sowerbys



“This has been a much-loved home for generations. This vendor picture was taken in 2012 and shows Cedar Lodge as it stood a decade ago.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 4417-6122-5190-0698-3222

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: ///waltz.rush.crystals

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