



THE STORY OF

20 Carter Road

Drayton, Norfolk

SOWERBYS



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THE STORY OF

20 Carter Road

Drayton, Norwich, Norfolk
NR8 6DY

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Fine Modernised Home

Popular Location

Approximately 4.5 Miles to Norwich City Centre

High Level of Finish

Open Plan Kitchen, Dining and Sitting Room

Utility Room

Ground Floor Bedroom and
Boutique Bathroom and Shower

Three First Floor Bedrooms,
En-Suite and Family Shower Room

Garage, Home Office and Well-Landscaped Gardens

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SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com



“We’ve lived here for 10 years now and the house has been completely renovated and extended.”

This super stylish home has been lovingly updated and extended to create a wonderful and contemporary result.

As you enter the home, the fine staircase hall with its painted panelled walls and gorgeous staircase set the scene.

A main criteria the owners set out was the desire to create a sociable hub of the home, which has been achieved with the

superb kitchen, dining and sitting room.

Seamlessly flowing from one to the other, the kitchen has clean lines, plenty of cooking space and an island to chat over. The dining area is a wonderful space to entertain guests through to the evening until you wish to finish a night off with a relaxed atmosphere then the sitting room is the perfect place to sit back and unwind.





Continuing to impress elsewhere, the utility room is of an excellent size with both storage and access to the garden.

The downstairs also offers a separate study or bedroom. With this is a boutique bath and shower room which really does offer a luxurious finish.

A glass staircase takes you to the spacious first floor landing and the principal bedroom continues to deliver the boutique feel with a stylish en-suite shower room and separate dressing room. Two further excellently sized bedrooms, and a well-fitted modern family shower room, complete the accommodation.





Outside and to the front there is plenty of parking on the gravelled driveways. Gates to one side provide access to the garage and to the far reaches of the garden.

More than what meets the eye, the garage is an attached and superbly well-equipped office and cloakroom - perfect for working from home.



The garden to the rear is a wonderful and sociable space where the current owners have paid a lot of thought to its details and landscaping. The wonderful terrace is ideal for entertaining in the summer months, enhanced by the sound of the water from the fine pond. A south-facing raised seating deck to the side, along with a covered seating area with room for a hot tub, makes this ideal to entertain friends and family.



“We’ve loved everything about living here. It’s a quiet, friendly and ideal area to live.”



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 the Vendor



“As a family, we’ve enjoyed going for walks to Taverham Mill and the woodlands.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///emptied.shipped.ghost

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