



46a Taverham Road  
Drayton | Norwich | Norfolk | NR8 6RY

FINE & COUNTRY

# BE THE FIRST



“A brand-new property in a superb location, set well back from the road in a secluded position. The tree lined Taverham Road is the most sought after residential road in the Drayton/Taverham area, so this is a home that stands out from the crowd.

With an exceptionally high specification and great attention to detail throughout, it’s been incredibly well designed to be easy to live in and set for the future.

With every amenity on the doorstep and open countryside just a short stroll away, there’s so much here to attract you – don’t miss out!”





# KEY FEATURES

- A Modern New Build Bungalow, built to a High Specification in the sought-after village of Drayton
- Three Bedrooms; Two with En-Suite Shower and Bath Facilities and a Further Third Shower Room
- A Superb Kitchen/Breakfast Room by Wren with Integrated Bosch Appliances and a Separate Utility Room
- Sitting Room and Garden Room
- High Specification includes Veissman Heat Pump for Hot Water and Underfloor Heating, LED Lighting, Triple Glazing and Ethernet Cat6 Cabling
- Porcelain Tiled Paths and Patio with Grassed Areas
- Garage and Gravel Driveway providing Plenty of Parking
- The Accommodation extends to 1,746sq.ft including the Garage
- SAP Predicted Energy Rating: B

On an exclusive development of just two properties, each with their own unique character, this home is hidden from the road but centrally positioned within a lively and well-served village. Head out and explore the Marriott's Way, have Sunday lunch at the gastropub, take advantage of the excellent schools and useful shops, then head back to your new home and relax, tucked away from the outside world.

## Quality Throughout

Rarely do homes of this specification come to the market. Every detail here has been well considered. The builder has gone over and above here, from the Viessmann heat pump for the hot water and underfloor heating, to the internal walls that are solid blockwork for improved sound insulation, from the wood effect floors with their 35-year warranty to the ceramic tiled bathroom walls and floors. The Wren kitchen has integrated Bosch appliances and Quartz worktops and the whole house has Ethernet Cat 6 cabling.







# KEY FEATURES

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## Rising To Every Occasion

The layout works well here, with far more space than you might expect when you first approach the property. The living areas are found in the front half of the house, with a lovely dual aspect sitting room benefitting from double doors to the south, allowing the light to pour in and making this a cheerful and uplifting room. Across the hallway, you come into the kitchen breakfast room, complete with central island and plenty of space for a family table or seating area. This is a very sociable room indeed and will lend itself to entertaining, open to an attractive garden room with sliding doors to the patio beyond, again facing south. There's also a useful utility room. The three bedrooms here are all a good size and two have en-suites with both a bath and shower in each. The third bedroom has sole use of the main shower room, so there's no need to queue for the bathroom when everyone's getting ready in the mornings!

## Make The Most Of It All

Outside, the attention to detail is just as high, with LED lighting, porcelain path and patio tiling, landscaped lawn with hedging borders wrapping around three sides of the property, and a parking area of porous crushed gravel in recycled PVC retaining geogrids on a type 1 granite base, which will be maintenance free for many years to come. You're very private out here and the garden gets sun throughout the day, so it's a lovely place in which to sit out and relax. When you can tear yourself away, head down the drive and you'll find two excellent pubs, a supermarket, village hall, sports' facilities, schools and more just a short stroll away. Explore the Marriott's Way – you can walk or cycle for miles and even into Norwich – or hop in the car and head to the golf course, up to the North Norfolk coast or over to the Broads. There really is so much to do here. And when you do need to get out and about, it's easy to do so. You're near to the airport, the Park and Ride, the Broadland Northway and can nip across to the A47 and A11 in just a few minutes.

## Agents Note

The bungalow shares the entrance off Taverham Road with the house that sits to the front of this property, number 46.

































# INFORMATION

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## On The Doorstep

Drayton is a desirable area and well served when it comes to amenities, including a Tesco supermarket, Wensum Valley Hotel, Golf and Country Club with gym and swimming pool and much more within a short walking distance. There is also a village hall with good sports facilities, a library, doctors' surgeries, veterinary practice, cafe and a good selection of shops. Langley Prep School, Taverham Preparatory and Taverham Middle School are within easy reach and there is Taverham Nursery and Garden Centre for the keen gardener. The Marriott's Way is close by, so you can walk or cycle into Norwich. You're approximately 15 minutes from Wroxham, the capital of the Broads, and from Longwater Retail Park where there is an array of shops including an M&S Food Hall, Sainsbury's supermarket and a branch of Next. The coast is also within easy reach. If you like golf, you have two courses to choose from around five to ten minutes away. The Royal Norwich Golf Club is also only approximately 15 minutes away.

## How Far Is It To?

Drayton is located 5 miles north-west of the centre of Norwich city, 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, which hosts a Tuesday and Friday market and has a large leisure centre. There is a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

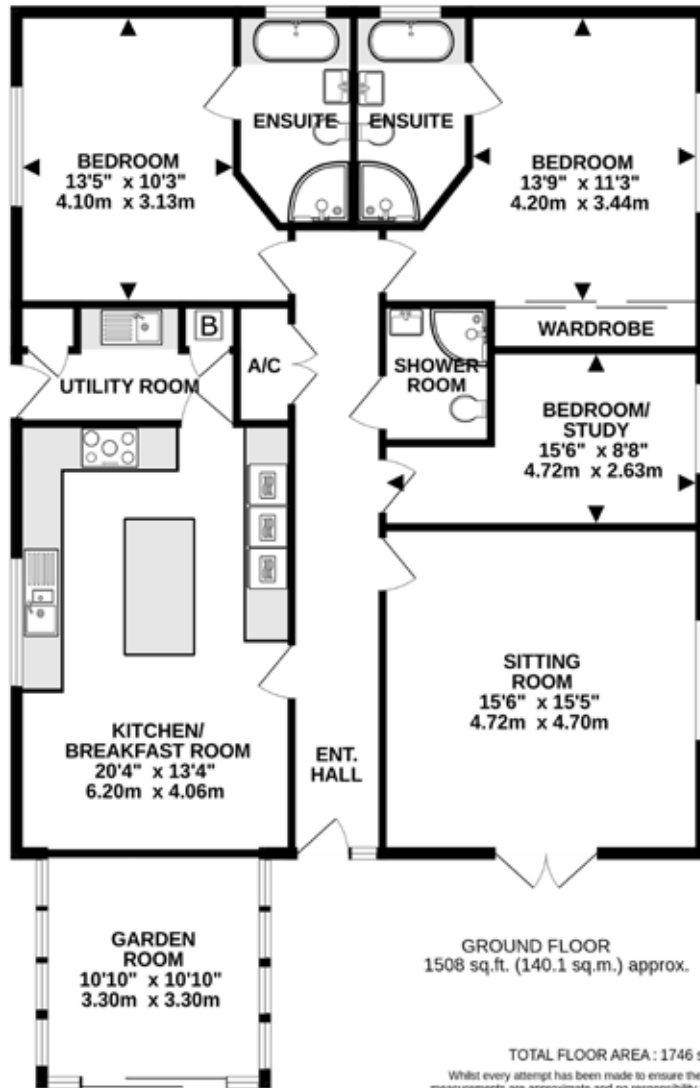
## Directions

From Norwich proceed out onto the A1067 road to Fakenham. Follow the A1067 for approximately 5 miles into Drayton. Just past the Apple Green filling station/garage turn left onto Taverham Road where the property can be found on the right hand side situated down the gravel drive behind number 46, clearly signposted with a Fine & Country For Sale Board

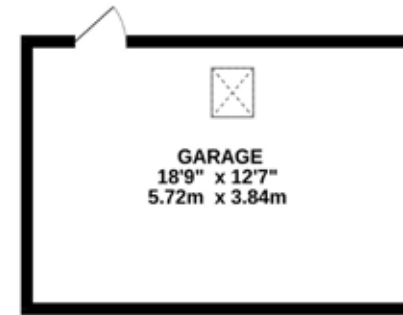
## Services, District Council and Tenure

Electric Air Source Heat Pump, Mains Water, Mains Drainage  
Mobile Phone Signal - varies depending on network provider, please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Broadband Provider to be connected  
Broadland District Council - Tax Band to be Allocated  
Freehold



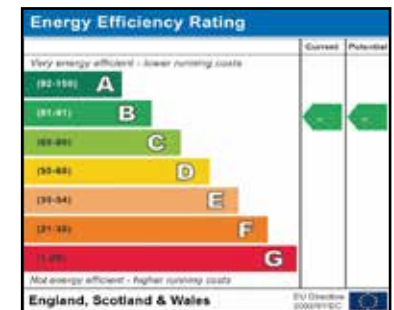


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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**GARAGE**  
238 sq.ft. (22.1 sq.m.) approx.

PREDICTED SAP RATING



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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