



THE STORY OF

Highgate House

Drayton, Norfolk

SOWERBYS

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Highgate House

27 Manor Farm Close, Drayton,
Norfolk, NR8 6EE

Well Proportioned Five Bedroom House

Fine Sitting Room with Ornate Fireplace

Open-Plan Kitchen/Breakfast/Dining Room

Utility Room, Cloakroom and Integral Garage

Superb Principal Bedroom with
Dressing Room and En-Suite

Four Further Bedrooms, One En-Suite

Modern Family Bathroom

Elevated Plot

Well Landscaped Gardens

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





“We’d describe our home as spacious, welcoming and peaceful.”

This superb home has been sympathetically updated throughout and presents itself to a high standard. The well-balanced accommodation is of an excellent size and has been a great family home. It is perfect for entertaining and for gatherings with friends and family.

The sitting room is a bright and airy room, flooded with plenty of natural light and benefits from a stunning central fireplace, creating a warm and cosy space during the winter months.

The kitchen is perfect for both entertaining and cooking. There is

plenty of cooking space, storage and worktops, whilst being perfectly divided by the breakfast bar, ideal for sitting and chatting.

Beyond in this open plan space, you can spread out into the sofa area and the dining area. Double doors connect to the sitting room, creating a wonderful flow when they are opened for entertaining purposes.

The kitchen has a beautiful view of the well-landscaped garden, and two french doors to draw you out. In addition, there is a well-appointed utility room, cloakroom and integral double garage.







The spacious first floor landing serves the bedrooms. The principal bedroom is a fantastic size and benefits from a Juliette balcony, dressing room and modern en-suite shower room.



Additionally, there is a guest bedroom featuring a well-fitted modern en-suite shower room, along with three more bedrooms and a modern family bathroom.





To the front, there is a gated entrance and long drive that takes you to plenty of parking and garage access.

To the rear, the owners have created a wonderful well landscaped garden. The superb terrace provides plenty of space for a table and chairs, ideal for socialising and relaxing.



Raised flowering brick borders create a fine backdrop to the sweeping lawn. On the upper terrace with its partially paved pathways, the owners have positioned a great summer house, great for relaxing and enjoying the views of the garden.





“We love spending winter nights in front of the roaring fire in the living room.”



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

IS THE PLACE TO CALL HOME



This extraordinary development is more than just a collection of outstanding properties - the location offers an incredible combination of city, suburb and countryside benefits which are hard to match anywhere in Norfolk and beyond.

Within walking distance is the village centre with a host of useful amenities. Places to eat and drink such as the bustling popular pubs and the nearby bistro; an array of shops including a post office; useful healthcare facilities, family parks and walks.

And indeed one of those walkways is famous throughout the county. 'Marriott's Way' is a meandering route that cuts through the very heart of Norfolk, from Norwich to Aylsham. Named after William Marriott, a former Chief Railway Engineer, this beautiful and charming 26 mile footpath, bridleway and cycle path is right on your doorstep. Open all year round, Marriott's Way is famed for the wealth of wildlife you will enjoy on your travels.

And those who seek travels further afield will be delighted to discover that again Drayton is perfectly located. Norwich International Airport is just over a 3 mile drive whilst Stansted is less than 90

miles away. Norwich main line Railway Station is less than six miles away, and now thanks to the recently opened NDR road link which links east and west sides of the city it is a breeze to reach. Those commuting by car to Cambridge or London will find the A11 just 7 miles away whilst the A47 is less than 4 miles to reach. There are also regular buses through Drayton village itself - perfect for accessing the centre of Norwich.

The medieval city of Norwich is renowned as a shopping paradise with a vast offering of high street brands, boutiques and the infamous open air market. The city is also regarded as a great entertainer with pubs galore, restaurants and cafes at every turn, museums, ghost walks, cinemas, sports venues, night clubs and the wonderful Theatre Royal amongst many other attractions.

But for many seeking homes in Norfolk it is the draw of the countryside and coast which is the icing on the cake - and our beautiful 'county of big skies' delivers in spades. The coastline is more than 130 kilometres of stunning scenery including award winning beaches, many of which are only half an hour to an hour away by car.

Towns and villages such as Cromer, Sheringham, Wells-Next-The-Sea, Hunstanton, Brancaster and Holkham amongst so many others provide the perfect getaways. And you'll never get bored of exploring the Norfolk Broads, with over 200 kilometres of navigable rivers and lakes to enjoy.



Note from the Vendor



"The dining room/ snug/ kitchen is perfect for big family gatherings"

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9348-6078-6233-9796-6944

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: ///catching.testy.surreal

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SOWERBYS



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