



INTRODUCING

The Oaks

The Lodge, Drayton

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

The Oaks

The Lodge, The Lodge Drive, Drayton, Norwich,
NR8 6JQ

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Detached New Build

Three Double Bedrooms

En-Suite and Dressing Room to Principal Bedroom

Stunning Kitchen/Diner

Ground Floor Snug

First Floor Living Room Overlooking
Mature Woodland

Large Decked Terrace

10 Acres of Grounds to Enjoy

10 Year Structural Warranty

A Completely Unique Location

Double Cart Shed Parking

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"A luxurious detached home with impressive feature glazing overlooking mature woodland."

The Oaks is a luxurious three-bedroom detached property with impressive feature glazing on its south and west elevations. It boasts a spacious 2,185 square foot floorplan, offering a choice of living rooms on both the ground and first floors.

The kitchen/diner space is superb and seamlessly flows onto a large decked terrace, perfect for outdoor entertaining. The principal bedroom is indulgent and has an en-suite and walk-in dressing room with bespoke fitted units. The impressive first floor living room is another stand-out feature of this home, with feature

glazing overlooking the mature woodland facing west.

Ascending to the second floor, you will discover two notably spacious bedrooms, one with additional bespoke wardrobes, providing an abundance of storage space. In addition, a well-appointed family bathroom offers a tranquil sanctuary.

With a meticulous level of care and attention to detail, The Oaks provides an exemplary level of luxurious living, and is a true testament to Hidden Talent Homes - who always produce to a high-standard of quality.



THE OAKS

Specification

- Detached new build set out over 2,185 square foot
- This property boasts a spacious driveway with an exceptionally wide double parking carport
- The entrance lobby is impressive with a double-height space, storage, and a feature oak and glass staircase illuminated with LED mood lighting from the ground to the first floor
- The cosy snug located on the ground floor includes a custom-made media unit which is integrated with display cabinets and feature lighting
- Oversized utility room with additional storage, second sink, washer and dryer hookups, ground-floor WC, and broom cupboard
- Luxury herringbone flooring is laid throughout the ground floor and bathrooms
- The kitchen features a Masterclass design, with a quartz worktop and integrated Neff appliances, including a full-length fridge and full-length freezer
- The first-floor living room is truly impressive, with its feature glazing that offers a stunning west-facing view of the mature woodland
- Luxurious main bedroom with walk-in dressing area, spacious shower en-suite with double basin vanity unit and a feature wall behind the bed
- The second floor comprises of two spacious bedrooms, one of which has extra wardrobe space
- Smart thermostats control underfloor heating on ground floor and anthracite column radiators on first and second floors
- Oak internal doors with antique brass ironmongery. Kitchen and first-floor living room feature glazed doors
- Triple glazed windows and doors
- MVHR – Supplying clean filtered air to the habitable rooms and reusing generated heat in your home





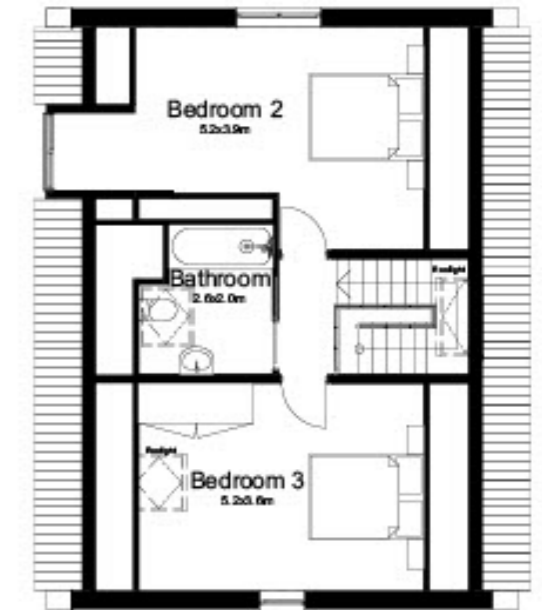
The Developer

Hidden Talents Homes creates quality and aspirational property for both residential and commercial projects.

The Lodge is brought to you by Hidden Talents Developments, the name behind some of Norfolk's most iconic brands such as 'Byfords' of Holt and 'The Pigs' at Edgefield. They also completed the successful development of 'The Dial House' in Reepham, a collection of six Georgian conversions and eleven new build homes. The Lodge will mirror the same attention to detail and provide an exclusive way of life you would expect from this exceptional brand.



First Floor



Second Floor



Ground Floor

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

The Lodge

IN DRAYTON
IS THE PLACE TO CALL HOME



The village of Drayton and the popular residential location of Thorpe Marriott is situated North of the Cathedral City

of Norwich. Thorpe Marriott, Taverham and Drayton offer a good selection of local amenities including schooling for all ages, village shop, butchers, bakery, mini supermarket, doctor's surgery and vet. The village is also on a direct bus route in and out of the City centre and close to all major transport links.

Norwich offers access to all the major rail links and Norwich International Airport and is located approximately 40 minutes from the delightful North Norfolk coast. In Norwich you will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants.



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating with underfloor heating to the ground floor and radiators to the upper floors.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0370-3643-8230-2307-5845

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: ///revised.copy.pampering

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