



The View
35 School Road | Drayton | Norfolk | NR8 6EF

FINE & COUNTRY

DIVE RIGHT IN



“Make a splash in the infinity pool or relax on the terrace, drink in hand!
Fire up the barbecue and invite all your friends, come take in the view across surrounding land.
A high-spec haven yet convenient too, on a quiet road in the village that’s leafy and green,
filled with light inside and a fabulous sense of space – this has to be one of the best we’ve seen!”



KEY FEATURES

- A stunning example of a Modern, Contemporary Home with Infinity Edge Pool in a superb Elevated Setting
- Five Double Bedrooms; Four En-Suite Bath/Shower Rooms
- Five Reception Rooms; High Tech Cinema Room, Gymnasium with Sauna and Shower
- Open Plan Kitchen/Breakfast Area and Snug; Separate Utility
- High Specification including a Lift, iPad Controlled Media, Heating and Lighting Settings; CCTV
- Superb Triple Garage/Workshop; Additional Outbuilding/Storage
- South Facing Rear Terrace and Landscaped Gardens of 0.41 of an acre with an Infinity Edge Swimming Pool
- The Accommodation extends to 4,985sq.ft
- Energy Rating: B

Contemporary chic with a hefty dose of impressive luxury, this home oozes style inside and out. The current owners were drawn to this stunning, low maintenance home on a quiet, leafy road just a stone's throw from all amenities in the popular village of Drayton, with easy access to the best of Norfolk, by air, road and rail links and for the Broads and the beach. Boasting quality fittings, an infinity pool, cinema, sauna, gym and even a lift, its elevated position offers panoramic tree-lined views, an absence of noise and a light airy space through all the seasons. With a large garage/workshop and possible annexe or home office with independent access, it provides endless possibilities for flexible living.

Perfectly Positioned

First impressions of the imposing and attractive frontage commands your attention and makes you curious about what you'll find within this modern abode. The timber, rendered and brick elevations sit comfortably in the generous plot and the handsome home with mediterranean feel, has been beautifully finished with a landscaped front garden that befits the verdant surroundings. Close to St Margaret's church, you can walk to the village primary school and amenities including a supermarket, baker, pharmacy, dentist, doctors, post office, petrol station, two cafés, two pubs. Yet when you're at home, this perfectly positioned home with expansive windows, and great sound proofing provides a sense of space, peace and privacy, and spectacular outlook over the village and the Wensum Valley.





KEY FEATURES

Rising To Every Occasion

This is a home that would meet so many needs - with a tiered garden, a beautiful terrace with wisteria covered pergola, you can easily keep an eye on children playing, while the infinity pool is sure to be a hit with all ages in summer! Our current owners have enjoyed amazing Christmas celebrations here with extended family- from the ample parking outside, to the main sitting room and fabulous open plan breakfast kitchen inviting the everyone to congregate, and the cosy upstairs sitting room and forest landscaped music room both with fires providing separate spaces to snuggle. The sizeable bedrooms and luxurious bathrooms, offer space and privacy for all and the ground floor has a bedroom suite with its own external access too. This could also form an annexe for multi-generational living or home office where clients never need set foot in the main part of the house, allowing work and private life to remain separate.

A Lighter Life

The house has been cleverly designed with extensive glazing, so the light pours in throughout, even on the dullest of days. The terraced areas and lawn are sheltered, so it's a lovely sunny spot and quickly warms up when the sun comes out, even in winter. The finish and attention to detail is impeccable, both inside and out. The house is low maintenance with glass splashbacks and shower walls replacing traditional tiling, and no radiators due to underfloor heating. It is high-tech too - you can control the lighting, heating and sound system with your phone or iPad, plus CCTV for your peace of mind, plus solar panels in the part-walled garden, to make this already efficient modern home even more cost effective to run.





























INFORMATION



On The Doorstep

The popular villages of Taverham and Drayton are situated on the north bank of the River Wensum and share a lot of facilities between them. The villages boast a fine parish church, built mainly of flint, and Taverham Mill, which until 1899 was used for printing bank notes, bibles, the Oxford Dictionary and several daily newspapers including 'The Times'. Marriots Way cycle track leads to the city and is a popular route for commuters and those who cycle just for pleasure. There is also a village hall with good sports facilities, a golf club, a library, doctors' surgeries, veterinary practice, public houses, petrol stations and a good selection of shops and supermarkets. Taverham Preparatory and Taverham Middle School are within easy reach and there is Taverham Nursery and Garden Centre for the keen gardener.

How Far Is It To?

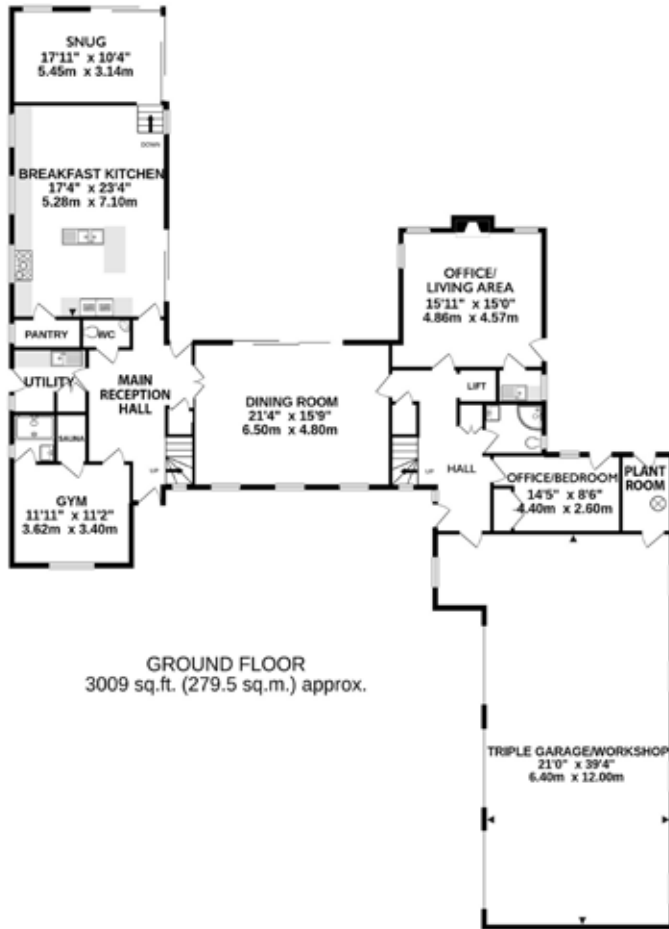
Drayton is located 5 miles north-west of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. Drayton is located approximately 14 miles east of Dereham. The market town hosts a Tuesday and Friday market. It also has a large leisure centre, swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

Directions

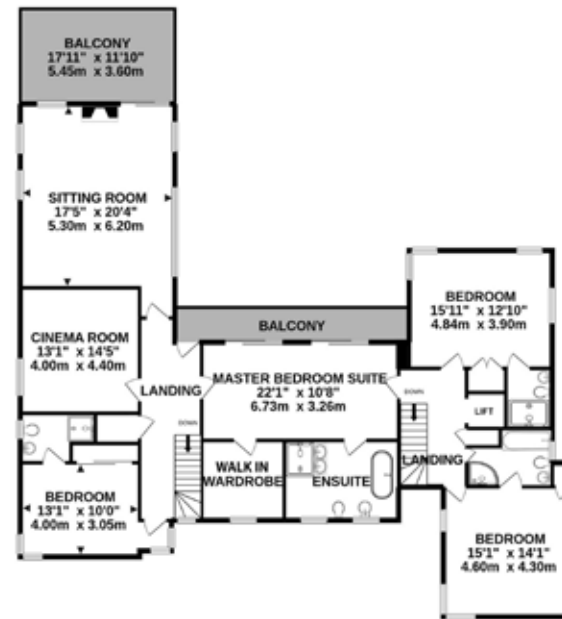
Travel out of Norwich on Drayton Road, once you reach the Boundary traffic lights proceed straight onto Drayton High Road. Keep on this road until you reach the village of Drayton. At the traffic lights turn right near the Red Lion public house before shortly after turning left at the mini roundabout onto School Lane, where the property will be found shortly after on your left hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - vendors use TalkTalk
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band G
Freehold



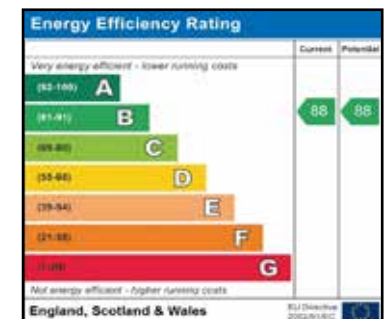
GROUND FLOOR
3009 sq.ft. (279.5 sq.m.) approx.



1ST FLOOR
1976 sq.ft. (183.6 sq.m.) approx.

TOTAL FLOOR AREA : 4985 sq.ft. (463.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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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.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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