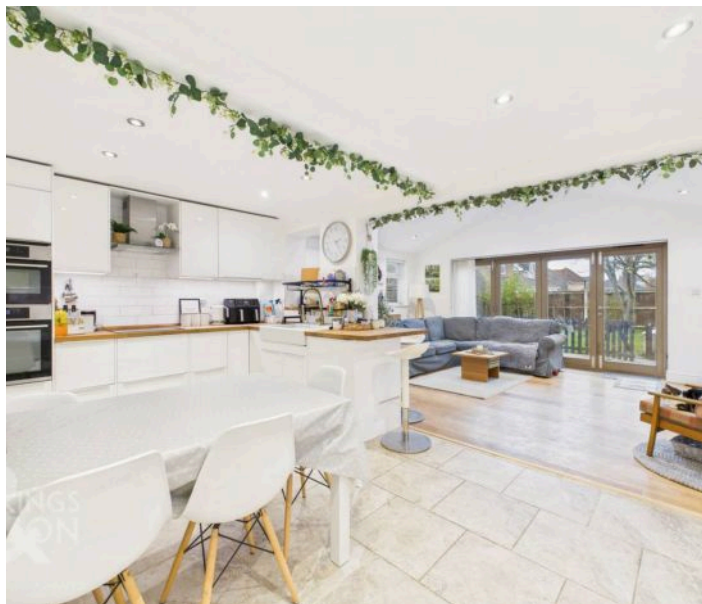




Wensum Walk, Drayton - NR8 6AS





## Wensum Walk

Drayton, Norwich

Positioned at the end of a quiet CUL-DE-SAC, this DETACHED HOUSE has been EXTENDED and IMPROVED by the current vendors to create a versatile family home. Offering 4/5 BEDROOMS, the layout is perfectly suited for MULTI-GENERATIONAL LIVING. Step inside to the HALLWAY ENTRANCE, where stairs rise to the first floor and doors open to the main living spaces. The 14' SITTING ROOM provides a perfect separate reception space, while the heart of the home is the impressive OPEN PLAN KITCHEN/ DINING/ FAMILY ROOM. This social hub boasts a HIGH SPECIFICATION finish with ceramic tiled flooring and INTEGRATED APPLIANCES, supported by a separate UTILITY ROOM. The family area is further enhanced by PART-VAULTED CEILINGS and VELUX WINDOWS, with BI-FOLDING DOORS creating a seamless transition to the garden. The versatile converted garage space serves as an ideal GROUND FLOOR BEDROOM, complemented by a three-piece ENSUITE SHOWER ROOM.



Heading upstairs, FOUR BEDROOMS lead off the landing, including the MAIN BEDROOM which boasts its own ENSUITE SHOWER ROOM. The remaining rooms are serviced by a contemporary three-piece FAMILY BATHROOM with a shower over the bath. Outside, DRIVEWAY PARKING is available for multiple vehicles, while the rear GARDEN is both PRIVATE and FULLY ENCLOSED.

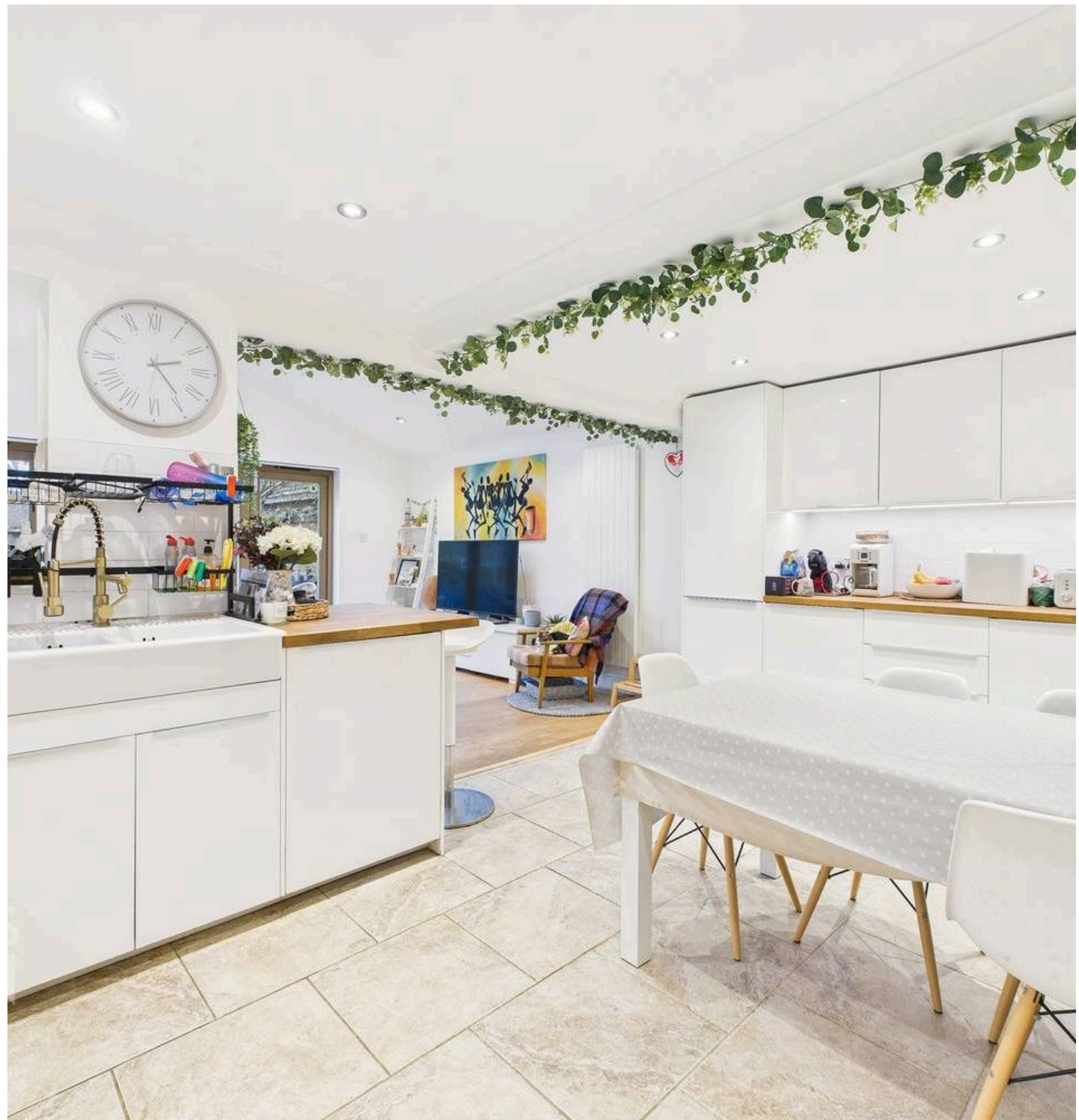
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Extended & Improved Layout
- 16' Family Room With Bi-Folding Doors & 14' Sitting Room
- 17' Open Plan Kitchen & Dining Room With Separate Utility Room
- Four Bedrooms Off Landing With Family Bathroom & Ensuite
- Ground Floor Bedroom With Ensuite Shower Room
- End Of Cul-De-Sac Setting
- Private & Enclosed Rear Garden

Drayton is a popular village situated to the north west of Norwich and conveniently located for access to Norwich International Airport.



There is a wide range of amenities in the area including local shops, a post office, café and bakery, two public houses, doctors & dental surgeries and First and Middle Schools.

### SETTING THE SCENE

The property can be found set back from the road, at the end of this quiet cul-de-sac, with driveway parking to the front and a low maintenance laid lawn frontage with shingle borders wrapping around the property. The main entrance can be found to the front.

### THE GRAND TOUR

Stepping inside, the hallway provides a welcoming entrance with space for outdoor wear, stairs rising to the first floor, and integrated storage tucked beneath. Ceramic tile flooring runs underfoot and continues into the high specification, open plan kitchen, dining, and family room. The kitchen features a comprehensive range of wall and base units, finished with stained wooden worktops and a ceramic Belfast butler sink. Integrated appliances include double ovens, an electric hob with extractor, a fridge/ freezer, microwave and dishwasher. There is ample room for a formal dining table, complemented by breakfast bar seating for more informal meals. The spacious family area boasts part-vaulted ceilings with twin Velux windows and inset LED spotlights, creating a bright and airy atmosphere, perfect for relaxing and entertaining. This room features wood flooring and offers bi-folding doors that open directly to the garden. Adjacent is a separate utility space with undercounter room for a washing machine and tumble dryer, along with an additional sink and worktop. To the front of the home, a separate sitting room provides the perfect second reception space, an ideal snug for cosy winter evenings. Across the hall, the versatile converted garage offers an excellent hobby room or further reception space;

it also serves as an ideal ground floor bedroom for multi generational living, featuring hard flooring and a door to a three piece en-suite shower room. The en-suite includes a glass enclosed cubicle, a wall mounted heated towel rail, and vanity storage below the sink.

Ascending the stairs to the carpeted first floor landing, you'll find a useful airing cupboard and doors to four bedrooms. The main bedroom enjoys a front facing aspect with carpeted flooring and ample room for a large double bed and storage furniture. It further benefits from a three piece en-suite shower room with a folding glass door, vanity storage, and a heated towel rail. Two further double bedrooms both feature carpeted flooring and offer plenty of space for furniture, while the fourth room is perfectly suited as a single bedroom, cot room, or home office. Centrally located from the landing, the three piece family bathroom completes the accommodation, featuring a bath with a shower over, a glass screen, vanity storage, and a heated towel rail.

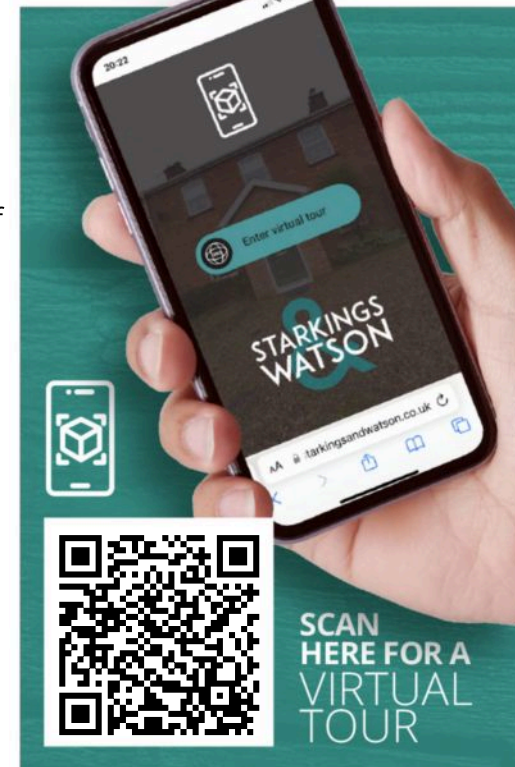
### FIND US

Postcode : NR8 6AS

What3Words : ///brain.upstarts.throats

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.









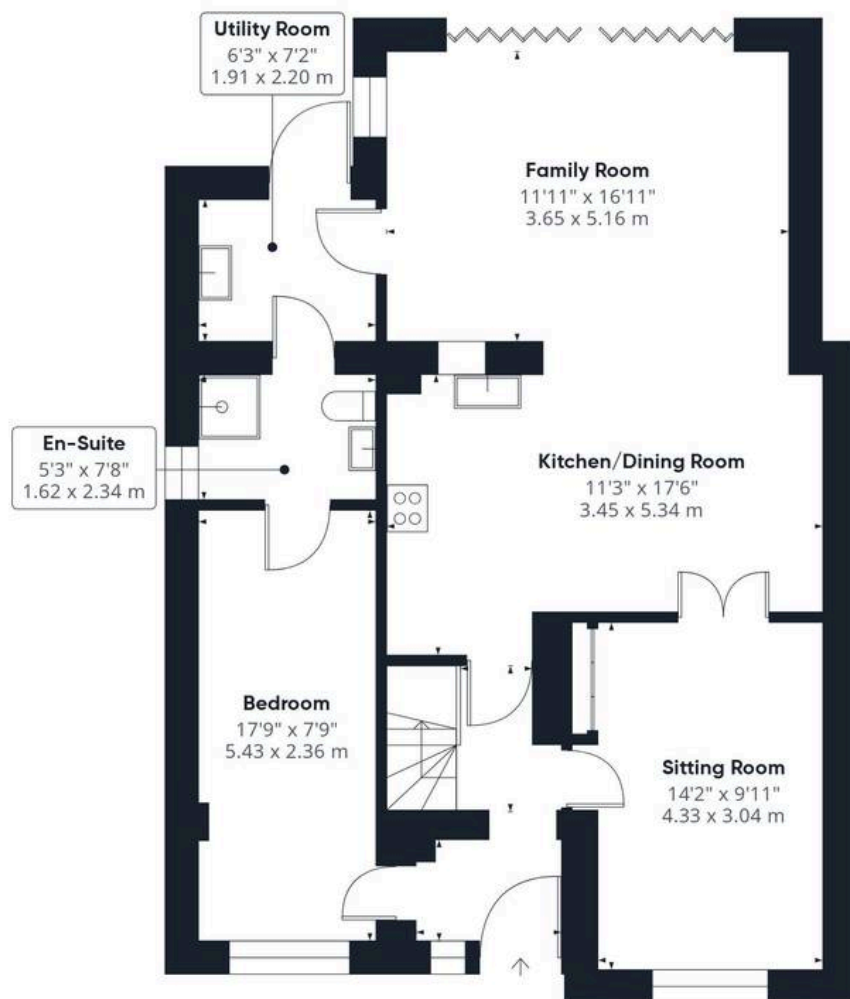


## THE GREAT OUTDOORS

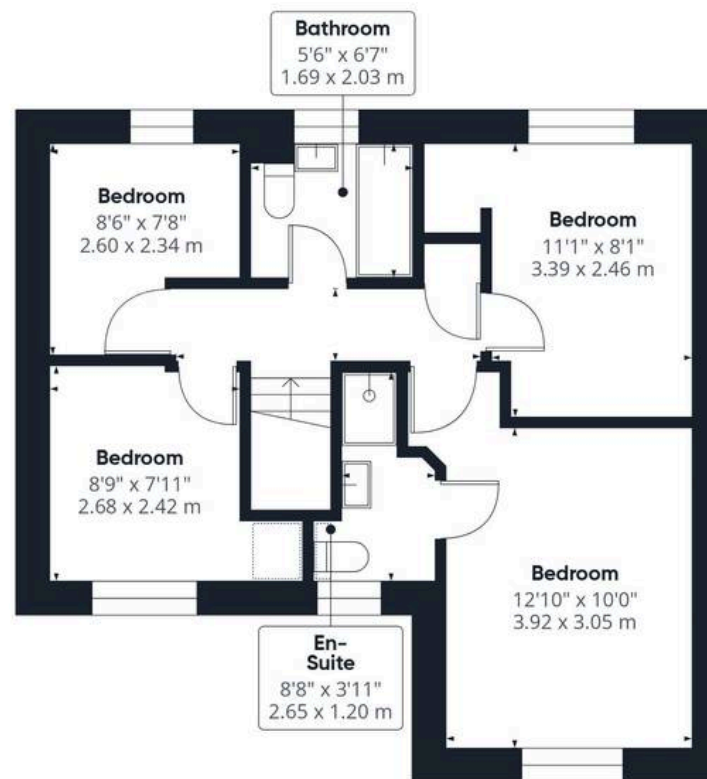
Stepping outside, the private and fully enclosed rear garden enjoys a west facing aspect. The space initially opens onto a spacious flagstone patio, providing an ideal area for outdoor furniture and summer entertaining. To the side, a pathway leads through a gate to the driveway, while a charming wooden picket fence and secondary gate open into the main body of the garden. This area is predominantly laid to a well-maintained lawn, bordered by a variety of shrubs and mature trees, and is completed by a substantial timber storage shed.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1310 ft<sup>2</sup>

121.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.