



15 Delane Road, Drayton

Guide Price £475,000

websters



15 Delane Road

Drayton, Norwich

A beautifully presented four-bedroom detached bungalow in a highly sought-after setting, offering generous and versatile accommodation with further potential.

This attractive detached bungalow provides well-proportioned and thoughtfully improved accommodation. The property has been carefully maintained and upgraded by the current owners and now offers a stylish and comfortable home.

The heart of the home is the recently refitted kitchen and dining room, which has been finished with contemporary cabinetry, integrated appliances and quality work surfaces, creating a practical and welcoming space for both everyday family life and entertaining. The spacious sitting room enjoys an abundance of natural light and is enhanced by elegant oak flooring and a wood-burning stove, providing a warm and inviting atmosphere. The oak flooring runs throughout the generously wide hallway, creating a charming entrance.





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The accommodation is arranged across a single level and comprises four well-proportioned bedrooms. The principal bedroom benefits from a refitted en suite shower room, while the remaining bedrooms are served by a well equipped family bathroom. A separate study provides a useful and flexible space, ideal for home working or hobbies, or possibly leaning towards a space for stairs to increase the homes footprint.

A particularly attractive feature is the substantial loft space, which offers clear potential for conversion, subject to the necessary consents, providing an opportunity to significantly increase the living accommodation if required.

The interior has been further enhanced by replastered walls and ceilings throughout, contributing to the property's fresh and contemporary presentation. In addition, the property benefits from a newly installed central heating system with modern radiators and upgraded windows.





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Outside

The garden lies predominantly to the rear and is mainly laid to lawn, creating a generous and attractive outdoor space. Raised beds featuring multiple olive trees add character and structure to the garden, while a paved patio provides an excellent setting for outdoor dining and entertaining.

An additional covered seating area offers a sheltered space for hosting guests throughout the year. Practical features include a log store and convenient rear access to the double garage.

To the front of the property there is ample off-road parking, along with access to the double garage, which benefits from a recently installed electric roller door.

This is an excellent opportunity to acquire a well-appointed and versatile home in a desirable location, close to a range of amenities and well suited to modern living. Early viewing is highly recommended to appreciate the quality of accommodation and the potential this property offers.



Garden

The outdoor space is positioned primarily to the rear of the property and is largely arranged as a lawn, providing a spacious and pleasant garden environment. Elevated planting areas, home to several olive trees, introduce attractive features and natural structure, while a paved terrace creates an inviting spot for alfresco meals and social gatherings. A further covered seating area provides a sheltered retreat, making it possible to entertain or relax outside in all seasons. Additional practical elements include a dedicated log storage area and useful rear access leading to the double garage. At the front of the home, there is generous off-road parking available, along with entry to the double garage, which has been enhanced by the recent installation of an electric roller door.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Vendors found with no onward chain
- Newley fitted kitchen/diner with integrated appliances
- Oak flooring & fitted wood burner in spacious living accommodation
- Brand new central heating system with radiators
- Updated windows & electric garage roller door
- Huge space for possible loft conversion, with obvious space for stairs to be added
- Double garage with off road parking
- Refitted en-suite

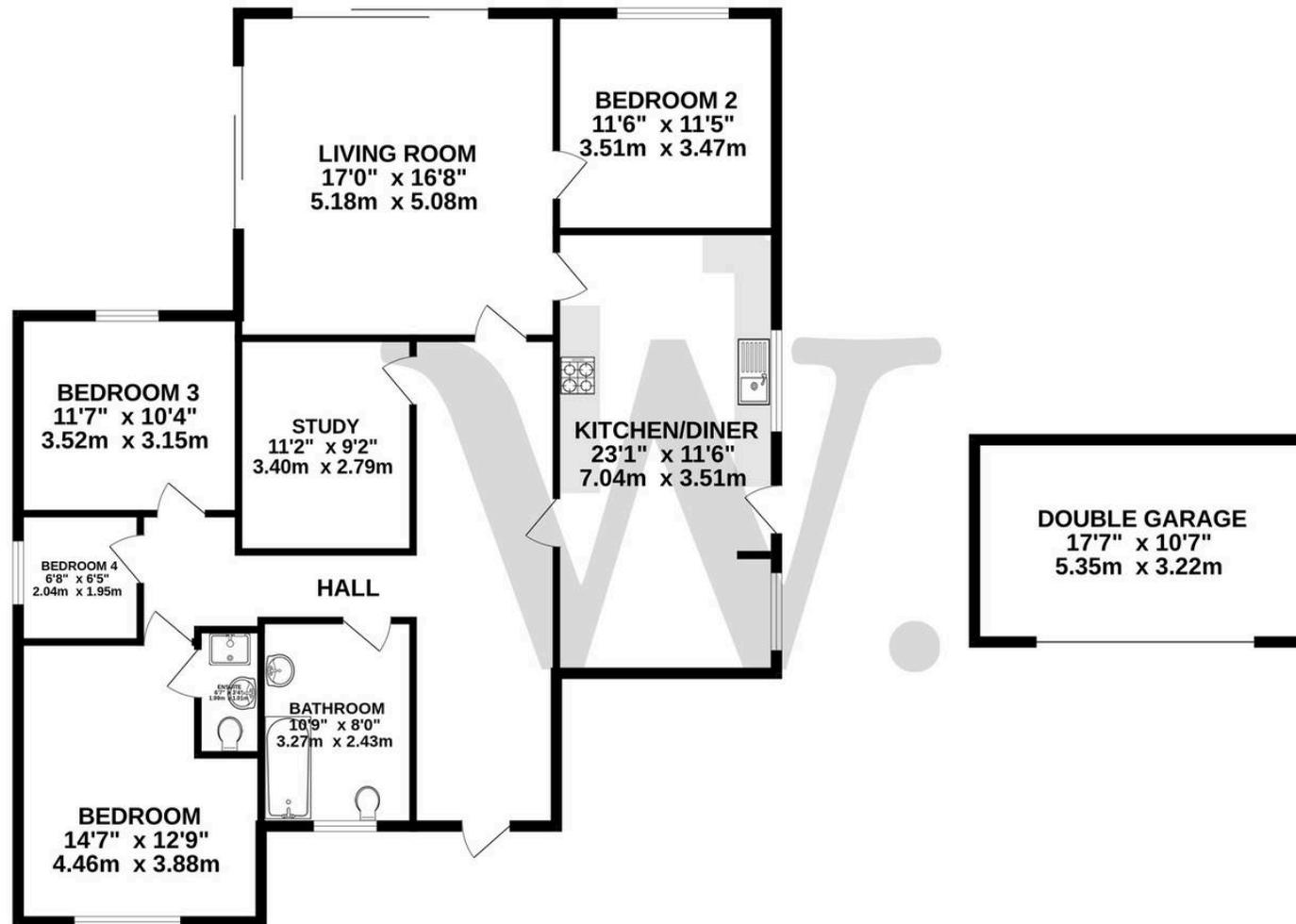
DOUBLE GARAGE

4 Parking Spaces

Ample private off road parking with double garage.



GROUND FLOOR
1661 sq.ft. (154.3 sq.m.) approx.



TOTAL FLOOR AREA : 1661 sq.ft. (154.3 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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