



THE STORY OF

# Treetops

*Drayton, Norfolk*

SOWERBYS



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# Treetops

The Lodge Drive, Drayton, Norfolk  
NR8 6JQ

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Stunning One Bedroom Apartment

Top Floor of Prestigious Old Lodge

Highly Desirable Exclusive Development

High Specification Finish Combined  
with Original Features

Easy Reach of Amenities and City

Elevated Valley Location within  
Mature Woodland

Outstanding Location and Unique Lifestyle

Walking Distance to Village Centre

Allocated Parking

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Treetops is a unique conversion apartment located on the second floor of the east wing of the former Old Lodge manor house.

The apartment offers a luxurious interior within an exclusive and highly sought after setting with allocated parking, enchanting walks amongst private woodland and a thriving community. An open-plan kitchen/dining/sitting room is bathed in reams of natural light and houses the bespoke kitchen with a central breakfast bar island for informal dining alongside further space for a dining table.

The double bedroom is well served by the contemporary bathroom, whilst all rooms are adorned with impressive views of mature trees and the attractive setting that this apartment enjoys.

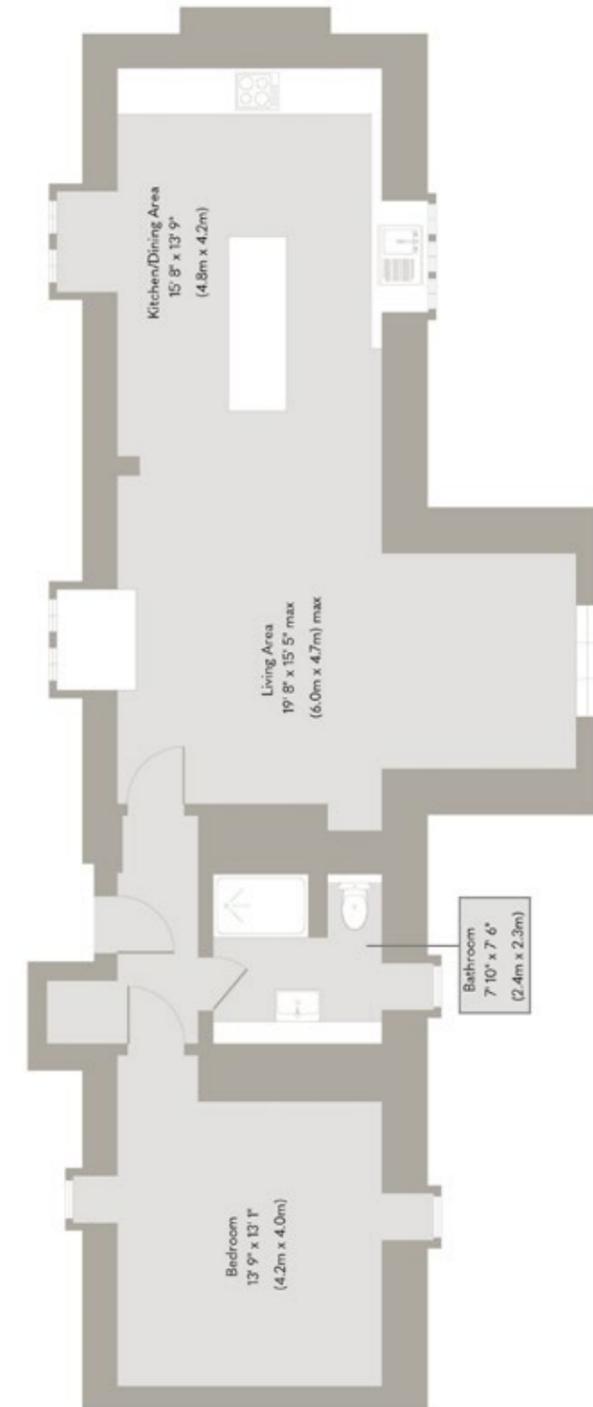
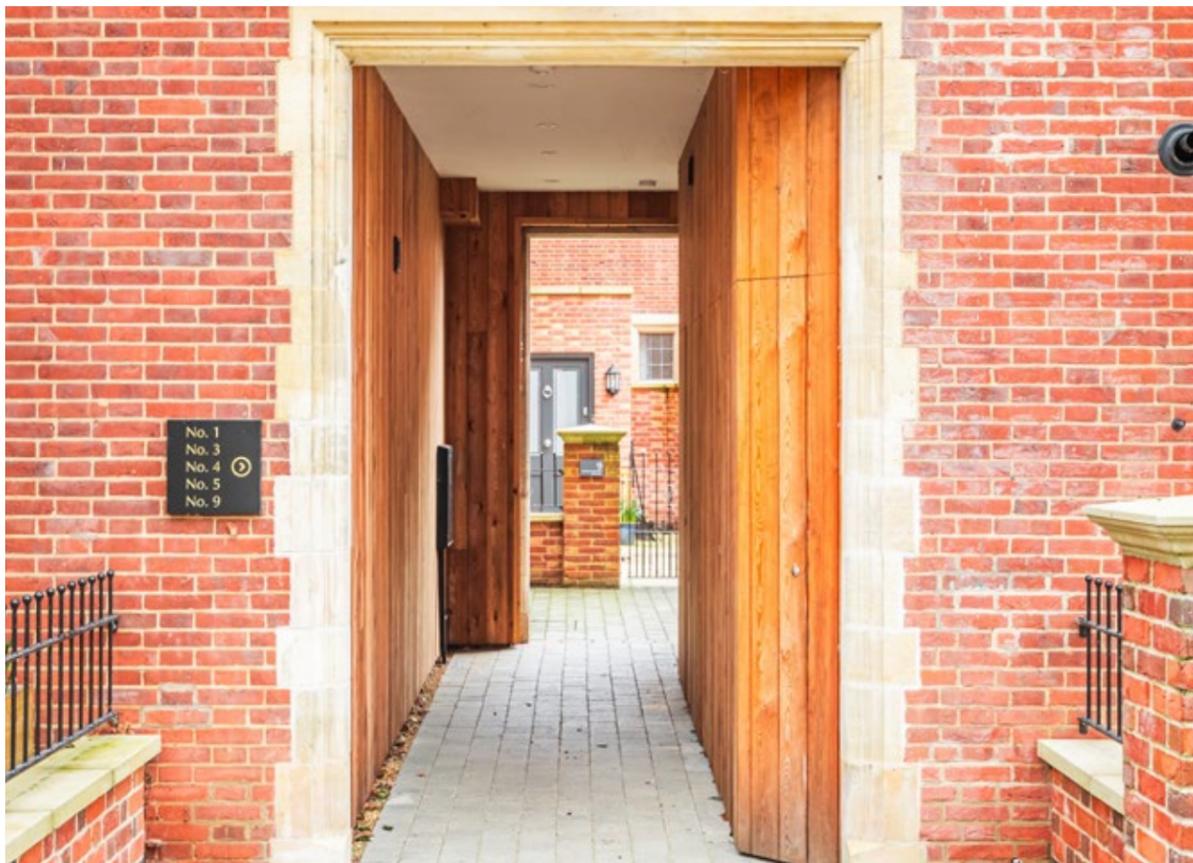
Allocated parking, video intercom and private walks amongst acres of ancient woodland are all at your fingertips within this exclusive and highly sought after development.





A luxurious interior  
within an exclusive  
setting





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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# Drayton

RURAL CHARM CLOSE TO  
NORWICH CITY

Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. It is also just a short commute to Norwich International Airport and Norwich Railway Station which offers London in under two hours. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

This lovely suburban village offers all the amenities you could need including a post office, dentist, doctors' surgery, pharmacy, petrol station incorporating Costa Express and Subway, florist, hairdressers, tanning & beauty salon, a Tesco Superstore and a veterinary practice close by. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away, Domino's Pizza and The 5:17 Coffee House.

Drayton has a wonderful community. St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



## Note from Sowerbys



“Private walks amongst acres of ancient woodland are on your doorstep.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

B. Ref:- 9428-5011-2387-1410-6234.

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

Leasehold, with a term of 999 years from 2021. There is an annual service charge of £361.95.

### LOCATION

What3words: ///waggled.handwriting.proves

### AGENT'S NOTE

Some internal images have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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