



THE STORY OF

# Treetops

*Drayton, Norfolk*

SOWERBYS

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# Treetops

The Lodge Drive, Drayton,  
NR8 6JQ

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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“...a luxurious interior within an exclusive setting.”

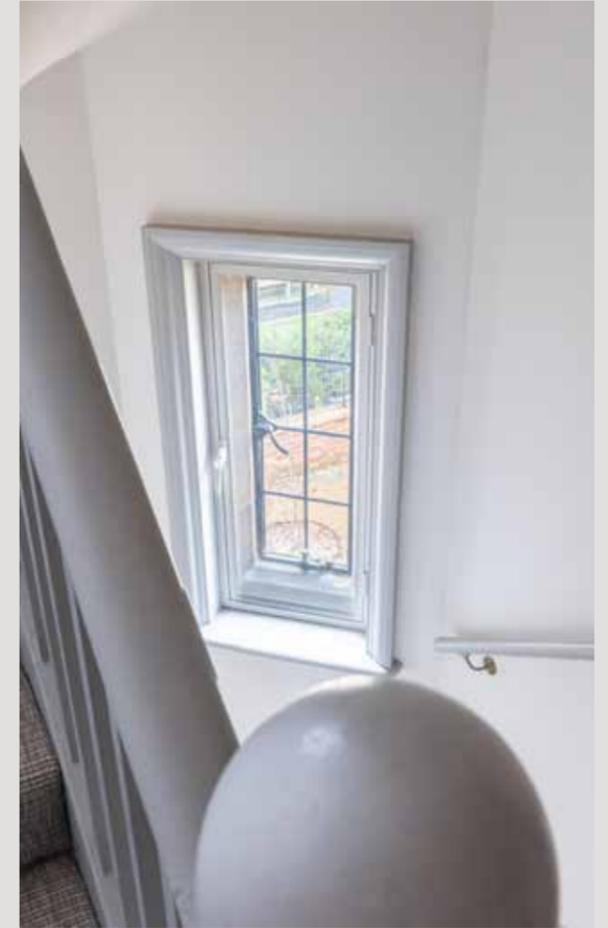
Treetops is a unique conversion apartment located on the second floor of the east wing of the former Old Lodge manor house.

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.





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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ALL THE REASONS

# Drayton

IS THE PLACE TO CALL HOME



This extraordinary development is more than just a collection of outstanding properties - the location offers an incredible combination of city, suburb

and countryside benefits which are hard to match anywhere in Norfolk and beyond.

Within walking distance is the village centre with a host of useful amenities. Places to eat and drink such as the bustling popular pubs and the nearby bistro; an array of shops including post office and a butchers; useful healthcare facilities, family parks and walks.

And indeed one of those walkways is famous throughout the county. 'Marriott's Way' is a meandering route that cuts through the very heart of Norfolk, from Norwich to Aylsham. Named after William Marriott, a former Chief Railway Engineer, this beautiful and charming 26 mile footpath, bridleway and cycle path is right on your doorstep. Open all year round, Marriott's Way is famed for the wealth of wildlife you will enjoy on your travels.

And those who seek travels further afield will be delighted to discover that again Drayton is perfectly located. Norwich International Airport is just over a 3 mile drive whilst Stansted is less than 90

miles away. Norwich main line Railway Station is less than six miles away, and now thanks to the recently opened NDR road link which links east and west sides of the city it is a breeze to reach. Those commuting by car to Cambridge or London will find the A11 just 7 miles away whilst the A47 is less than 4 miles to reach. There are also regular buses through Drayton village itself - perfect for accessing the centre of Norwich.

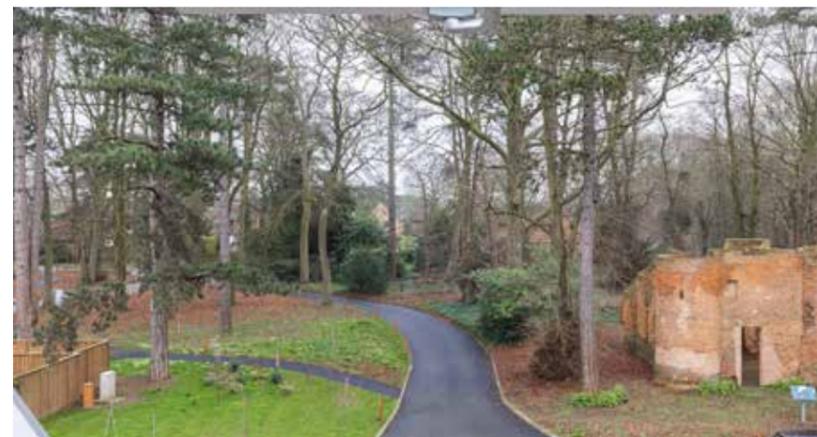
The medieval city of Norwich is renowned as a shopping paradise with a vast offering of high street brands, boutiques and the infamous open air market. The city is also regarded as a great entertainer with pubs galore, restaurants and cafes at every turn, museums, ghost walks, cinemas, sports venues, night clubs and the wonderful Theatre Royal amongst many other attractions.

But for many seeking homes in Norfolk it is the draw of the countryside and coast which is the icing on the cake - and our beautiful 'county of big skies' delivers in spades. The coastline is more than 130 kilometres of stunning scenery including award winning beaches, many of which are only half an hour to an hour away by car. Towns and villages such as Cromer, Sheringham, Wells-Next-The-Sea, Hunstanton, Brancaster and Holkham amongst so many others provide the perfect getaways. And you'll never get bored of exploring the Norfolk Broads, with over 200 kilometres of navigable rivers and lakes to enjoy.

The Lodge at Drayton will open the door to a lifestyle which can be anything you wish to make it.



Note from Sowerbys



"...private walks amongst acres of ancient woodland are on your doorstep."

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## 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

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## 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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