



INTRODUCING

Winterton House

The Lodge, Drayton

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Winterton House

30 The Lodge Drive, Drayton, Norwich
NR8 6JQ

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Detached Eco-Led Build

Three Double Bedrooms

Open-Plan Ground Floor Living

10 Year Warranty

Garage and Driveway

Luxurious Specification Throughout

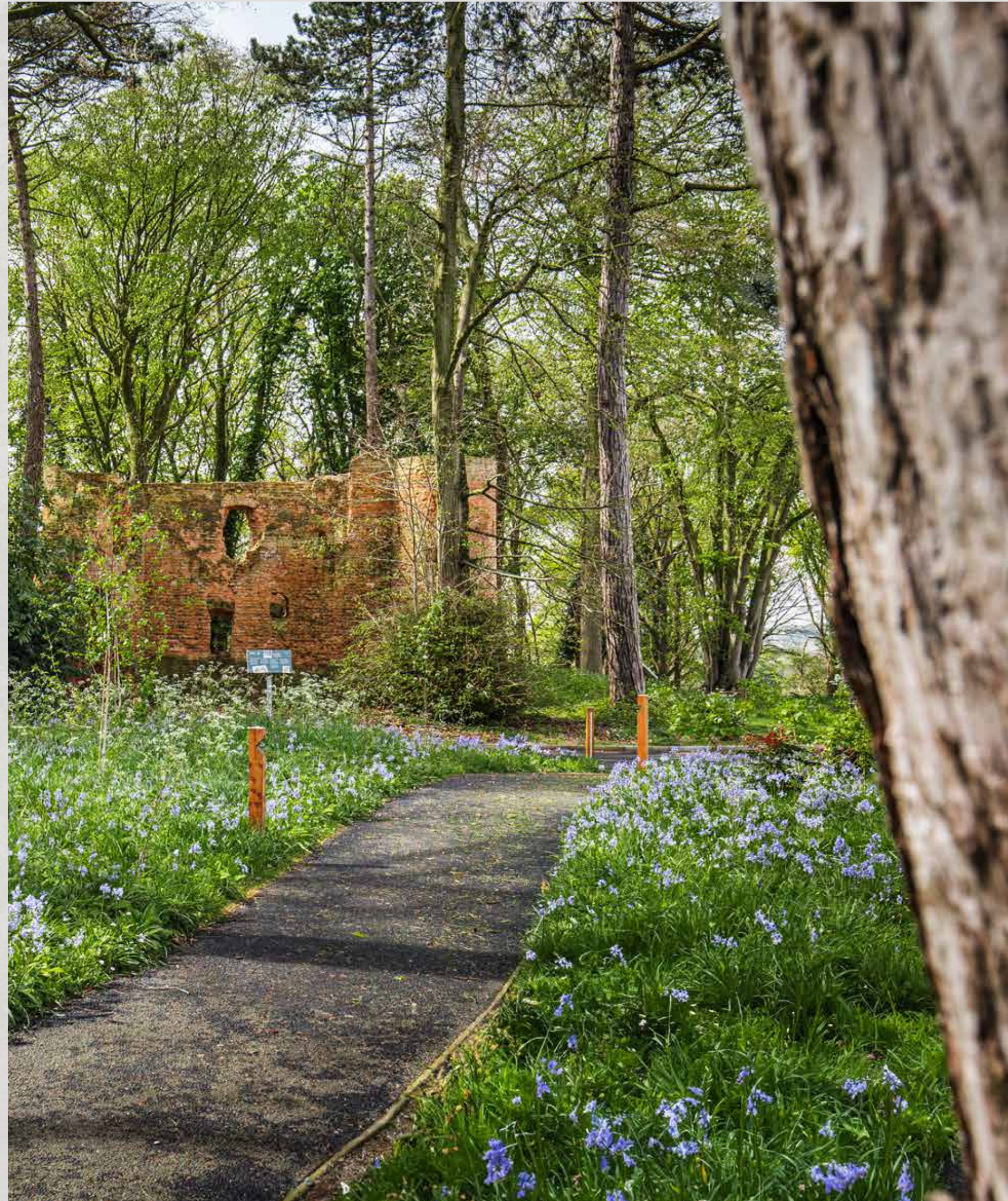
Convenient Location for Norwich City Centre

Less Than Three Miles to Norwich
International Airport

Due for Completion 2025

Private Woodland Walks Overlooking
The Wensum Valley

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"...an outstanding detached new build home in the most incredible setting."

Winterton House (Plot 5 at The Lodge) is an outstanding detached new build home in the most incredible setting. The property sits in a spacious plot and features open-plan living to the ground floor and three double bedrooms.

Properties at The Lodge, and the 10 acre site they sit in, set a new standard for living in a city suburb. We strongly recommend meeting the developers yourself to truly understand what a remarkable place to live The Lodge could be for you.

The Lodge is a one of a kind development brought to you by Norfolk developer 'Hidden Talents Homes' and these properties can truly be described as incomparable to almost any other collection of homes you are likely to find in the county.

The ten acre woodland setting is just one of many reasons The Lodge should be on your short list. Every home is being designed, built and finished without compromise. From the moment you arrive it is obvious that this opportunity is impossible not to fall in love with.

Specification

INSPIRED LIVING

CONSTRUCTION

- Herringbone flooring laid throughout ground-floor
- Masterclass kitchen with quartz worktops, integrated NEFF appliances, full height fridge and freezer
- Luxurious principal bedroom with fitted wardrobes and spacious shower en-suite
- Two further double bedrooms and bathroom
- Underfloor heating to the ground-floor and feature anthracite column radiators to first floor controlled via smart thermostats
- Oak internal doors with antique brass ironmongery throughout
- Feature oak staircase with LED lighting and glass balustrades
- Triple-glazed windows and doors
- MVHR - supplying clean filtered air to the habitable rooms and reusing generated heat in your home

INTERNAL

- Generous front entrance hall with large storage cupboard and access to ground-floor WC
- Stunning open-plan ground-floor living space with outstanding kitchen, dining and sitting areas
- Impressive link glazing separates the kitchen from the dining space
- Integrated bespoke media unit with electric fire, cabinetry, display and feature lighting
- Superb large sliding doors connecting the living area with the outside patio
- Separate utility room with sink and space for washer and dryer
- Fully boarded large loft space with access ladder installed
- Optional garden room or shed can be discussed with developer

EXTERNAL

- Beautiful front facade featuring a combination of brick, larch cladding and aluminium
- Fully landscaped rear garden with sandstone patio, turfing and exterior lighting
- Large double driveway with garage featuring an electric door





The Developer

Hidden Talents Homes creates quality and aspirational property for both residential and commercial projects.

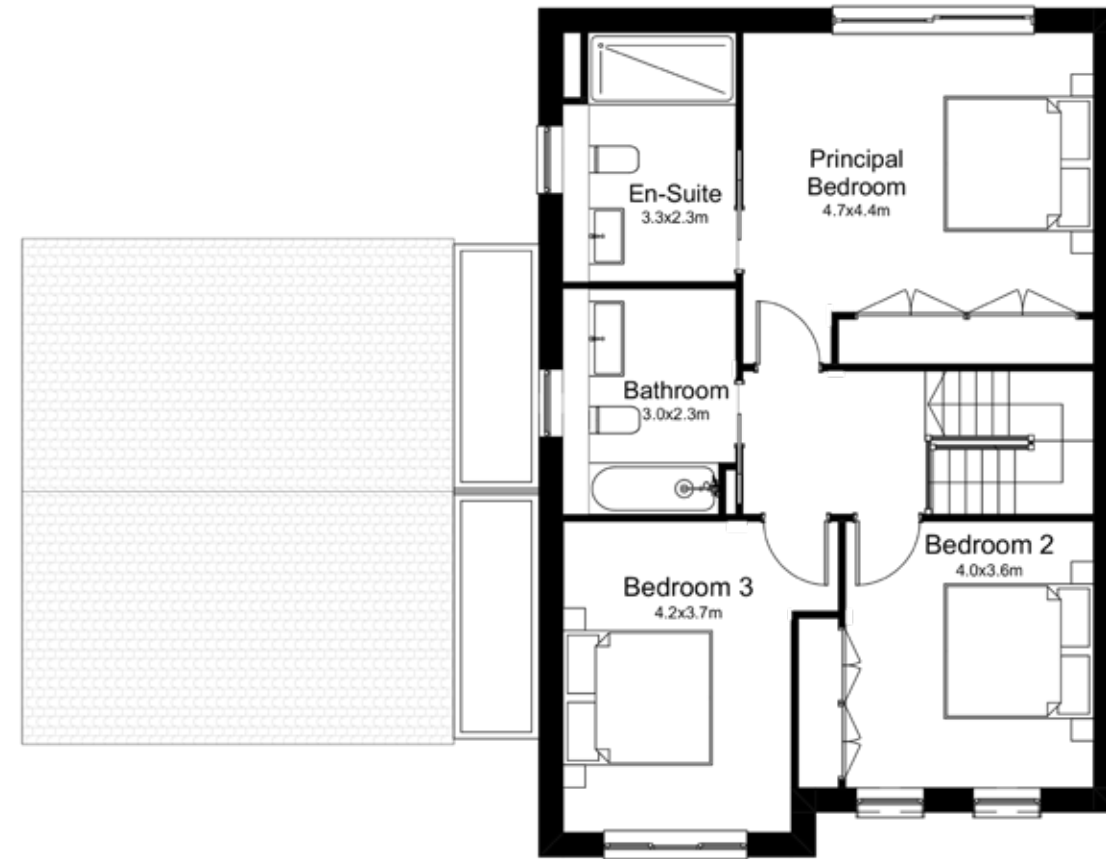
The Lodge is brought to you by Hidden Talents Homes, the name behind some of Norfolk's most iconic brands such as 'Byfords' of Holt and 'The Pigs' at Edgefield. They also completed the successful development of 'The Dial House' in Reepham, a collection of six Georgian conversions and eleven new build homes. The Lodge will mirror the same attention to detail and provide an exclusive way of life you would expect from this exceptional brand.







Ground Floor



First Floor

Plot 5 **165m² / 1776sqft (Garage Included); 182m² / 1959sqft)**



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.



ALL THE REASONS

The Lodge

IN DRAYTON
IS THE PLACE TO CALL HOME



The village of Drayton and the popular residential location of Thorpe Marriott is situated North of the Cathedral City

of Norwich. Thorpe Marriott, Taverham and Drayton offer a good selection of local amenities including schooling for all ages, village shop, butchers, bakery, mini supermarket, doctor's surgery and vet. The village is also on a direct bus route in and out of the City centre and close to all major transport links.

Norwich offers access to all the major rail links and Norwich International Airport and is located approximately 40 minutes from the delightful North Norfolk coast. In Norwich you will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants.



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating with underfloor heating to the ground floor and radiators to the upper floors.

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

Predicted energy efficiency rating: B.

The properties will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///reefs.window.newsreel

AGENT'S NOTE

The internal pictures used are dressed CGI images of the anticipated finished build of Plot 5, mixed with some photos of other similar properties at The Lodge.

SOWERBYS

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