



INTRODUCING

Robin House

The Lodge, Drayton

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Robin House

The Lodge Drive, Drayton, Norwich
NR8 6JQ

Three Storey Semi-Detached New Build

First Floor Sitting Room & Ground Floor Snug

Stunning Kitchen with Double Height Dining Area

Three Double Bedrooms

Unrivalled Specification Throughout

Double Cart Lodge

Private Woodland Walks Overlooking
The Wensum Valley

Convenient Location for Norwich City Centre

Less Than 3 Miles to Norwich International Airport

10 Year Warranty

SOWERBYS NORWICH OFFICE

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Robin House is a three storey, three bedroom semi-detached home boasting mouth watering specifications throughout.

On the first two floors are a choice of living rooms, an indulgent principal bedroom suite with walk-in dressing room and en-suite, a stunning kitchen dining area, a separate utility room and a study area. The second floor offers two double bedrooms and a family bathroom.

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 10 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.





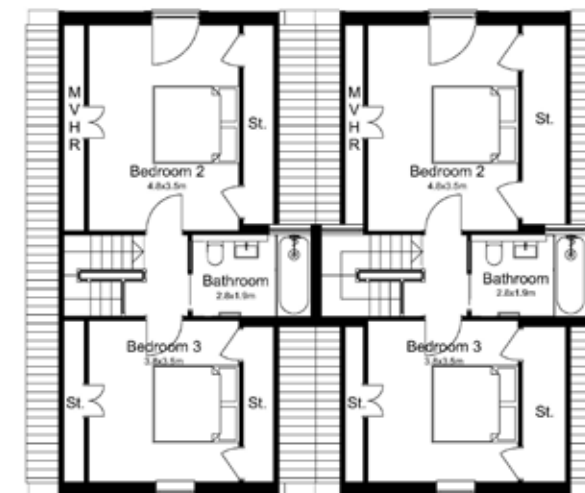




The Developer

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.



Second Floor



First Floor



Ground Floor

Plot 1+2 158m² / 1700sqft



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.

Specification

CONSTRUCTION

- Highly insulated, air-tight timber frame construction with traditional brick skin
- Antique slate roof tiles
- Larch cladding used to the rear of the property
- Stainless steel rainwear

WINDOWS AND DOORS

- Triple glazed windows imported directly from Sweden
- Finished aluminum exterior in pebble grey and white timber interior.
- Valfac herringbone front door with side light
- Triple-glazed Velux roof lights
- Large sliding doors for level access to the garden from kitchen/dining room

STAIRS

- Bespoke oak and glass staircases
- Oak treads from ground to first floor, including LED lighting detail
- Carpeted first to second floor

HEATING, WATER AND VENTILATION

- Underfloor heating throughout the ground floor
- Feature anthracite column radiators to the first and second floor
- Smart thermostats
- Stiebel Eltron air source heat pump
- Mechanical ventilation and heat recovery system
- 200L hot water tank

FLOOR COVERING

- Moduleo flooring throughout ground-floor and bathrooms
- Carpets to the first and the second floor

GARDENS AND BOUNDARIES

- Double parking bays with covered cart lodge
- Large sandstone patio to the rear

- Double socket and outside tap
- Boundary treatments include a mixture of brick and hit-and-miss high-quality timber fencing
- Wall-mounted, anthracite PERGOLUX Pergola 3m x 5m with a fully closeable roof
- Shed base installed with option to add services

JOINERY

- Internal oak doors paired with antique ironmongery
- Pocket doors
- Bespoke fitted media unit to the main living area complete with storage, display and LED lighting
- Fitted wardrobes to principal bedroom and second bedroom
- Modern skirting board and architrave

KITCHENS

- Masterclass H Line kitchens
- Quartz worktop in kitchen and utility including 100mm upstand
- Antique bronze mirror splashback
- Integrated NEFF appliances including single oven, combination oven/microwave, induction hob and extraction, full-length fridge, full-length freezer, wine cooler and dishwasher



- Integrated bin unit
- Large stainless steel under-mount sink, drainer grooves within the worktop and mixer tap
- Aquabion in-line water softener

DECOR

- Farrow and Ball Colour palette throughout
- Neutrals include Skimming stone, elephant's breath, ammonite and strong white
- Feature colours include Smoke Green, Inchyra Blue, Mole's Breath, Plummet
- Design and interior team available
- Feature panelling to principal bedroom

LIGHTING AND ELECTRICAL

- Fibre to the premises (FTTP)
- Cat 6 cabling throughout with a network switch
- Traditional television aerials installed
- External lighting to front, rear and side paths
- Low-energy LED downlights throughout
- LED feature lighting used in specific plots
- Generous amount of sockets throughout the property

BATHROOMS

- Statement Harvey George dual sink vanity unit, with wall hung taps to en-suite
- Low-profile shower tray, dual shower head with built-in shower niches for storage
- Modern wall-hung toilets with soft close seat and chrome flush plate
- Large 1700 x 800 bath with filler overflow
- Ceramic tiles to bathrooms within shower enclosures and bath areas
- LED mirrors and electric heat mat to the main en-suite
- Dual fuel towel radiators



The Lodge

IN 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. 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.

The pretty suburban village offers all the amenities you could need including a post office, dentist, doctors’ surgery, pharmacy, and a Tesco Superstore. 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, and a 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.



Woodland Walks at The Lodge



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

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.

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