



## 5 Hurn Road | | Drayton | NR8 6BS

**£400,000**

BEAUTIFULLY EXTENDED PROPERTY GUIDE PRICE: £400,000 - £425,000

Gilson Bailey Estate Agents are proud to present this stunning extended three-bedroom semi-detached house, located on a highly sought-after road in the desirable village of Drayton. With a 100ft rear garden, off-road parking, and an immaculate interior, this home is ready for you to move straight into.

The property offers a welcoming entrance hallway, an extended living room with a cozy wood burner, and a bespoke 19ft open-plan kitchen/diner that is truly the heart of the home. This kitchen is a chef's dream, featuring high-quality oak bespoke wall and base units, complemented by luxurious granite countertops and a central island for added workspace and casual dining. The kitchen is equipped with under-floor heating and top-of-the-line appliances, including two stainless steel NEFF ovens, a NEFF steam oven and a NEFF microwave (both of which can double as conventional ovens), and a NEFF induction hob with an integrated extractor. The room is flooded with natural light, thanks to two double-glazed Velux windows, a UPVC window, and UPVC patio doors leading to the rear and side of the property. Additionally, there is an integral dishwasher, a single sink with a drainer, and beautifully designed finishes throughout. The home also features a versatile study or playroom that could easily serve as a fourth bedroom, along with a utility room and a large convenient cloakroom. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom. Outside, the expansive 100ft rear garden ample space for outdoor entertaining, a stunning log cabin measuring 16.9 x 11.9 feet. The front of the property offers a driveway with off-road parking and a single garage.

With gas central heating, UPVC double-glazed windows, and being within walking distance to excellent local amenities and a regular bus service to the city, this home ticks all the boxes. THE CURRENT VENDORS HAVE ALREADY FOUND THEIR NEXT HOME





Whilst every attempt has been made to ensure the accuracy of the floorplan, contractors' 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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## Location

The village of Drayton can be found between Hellesdon and Taverham on the A1067 with many local amenities to include schooling, doctors surgery, popular local shops and supermarkets, pubs and restaurants with regular public transport links to and from the city centre. There are lovely walks with ease of access to Marriott's way and the NDR providing access to the North Norfolk coastline.

## Accommodation Comprises

Door to

## Entrance Hall

Doors to Lounge, Play Room/Study, Utility, WC, Kitchen/Diner, Window to side, Oak Balustrade with stairs to first floor.

## Play Room/Study 12'11" x 9'6"

UPVC window, Radiator, Oak Floor.

## Lounge 12'11" x 18'8"

Two Double Glazed Velux Windows, UPVC, Wood burner, Radiator.

## Utility 5'6" x 8'9"

Space for Washing machine, Tumble Dryer, UPVC Window, Wall and Base Units, Single Sink, Door to Garage.

## WC

Low level WC, Hand Wash Basin, Double Glazed Velux Window, Radiator.

## Kitchen/Diner 18'5" x 16'10"

UPVC Window, UPVC Patio Doors to Rear and Side, Two Double Glazed Velux Windows, Bespoke Quality Fitted Wall and Base Units, Granite Work Tops, Centre Island, Two Stainless Steel NEFF Ovens, NEFF Steam Oven and Microwave which can be used as Ovens, NEFF Induction Hob with Extractor, Integral Dish Washer, Single Sink and Drainer.

## First Floor Landing

Doors to Bedrooms One, Two, Three and Bathroom.

## Bedroom One 10'3" x 10'8"

UPVC Window, Radiator, Door to Cupboard.

## Bedroom Two 8'0" x 11'1" (into wardrobe)

UPVC Window, radiator.

## Bedroom Three 8'7" x 8'1"

UPVC Window, Radiator, Door to Storage Cupboard.

## Bathroom

Low level WC, Hand Wash Basin, Bath Mixer Shower, Shower Screen, Chrome Heated Towel Rail, UPVC Windows.

## Outside

To the front, Parking on Driveway, Lawned Garden, door to Garage.

## Log Cabin 16'11" x 11'11"

A stunning log cabin measuring 16.9 x 11.9 feet. The cabin is made from 70mm logs with a vaulted ceiling and is equipped with floor and roof insulation with double glazing throughout. It has multiple double electric points, heating and remote controlled LED lighting inside and out.

## Tenure

Freehold

## Local Authority


Broadland District Council - Tax Band C

## Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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