



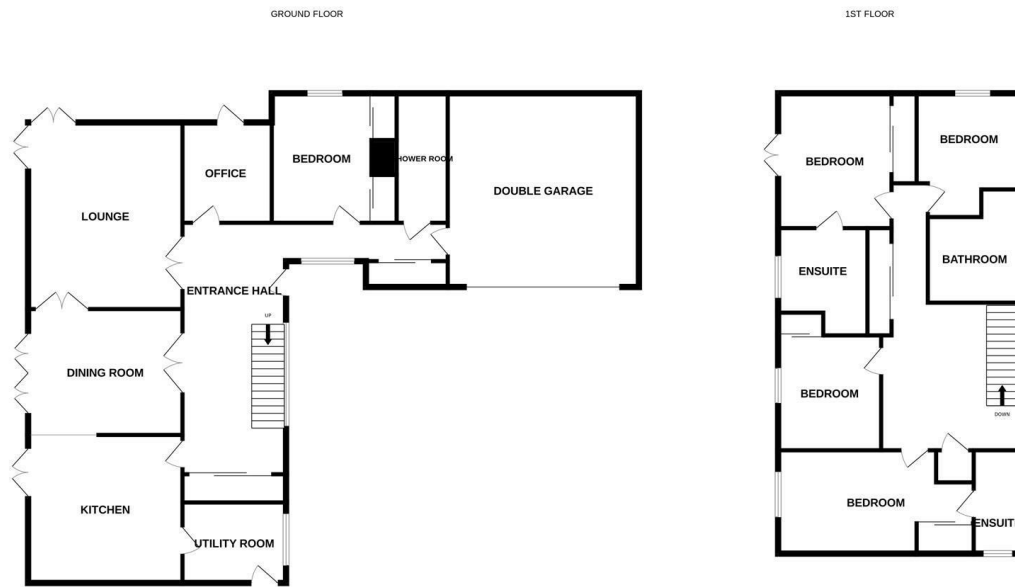
**31 Littlewood | Drayton | Norwich | NR8 6FB**

**Guide Price £850,000**

**\*\*GUIDE PRICE £850,000 - £875,000\*\*** Gilson Bailey is thrilled to present this exquisite five-bedroom detached home, designed by Conran & Partners, situated on an award-winning, eco-friendly development in the sought-after village of Drayton. Tucked away on a private, tree-lined road and surrounded by tranquil woodland, this property perfectly combines luxury with sustainable living. Enter through a grand hallway into a beautifully finished bespoke kitchen with an adjacent utility room. The spacious lounge, featuring a wood burner, opens to a separate dining room and private office, providing ideal spaces for entertaining and working from home. A convenient ground-floor bedroom and shower room complete the level which could benefit an elderly relative or teenager. Upstairs, four double bedrooms await, two with en-suites, along with a main family bathroom. Each room is thoughtfully designed to offer comfort and privacy. The exterior is equally impressive, with a driveway leading to a double garage. The expansive rear garden is mainly lawned, with a feature patio with pergola, and mature trees, offering a perfect setting for alfresco dining and gatherings. There is also private gated access to 20 acres of private woodland. This home is equipped with triple glazing, air source heat pump with underfloor heating to the ground floor, a heat recovery system, and thermal solar panels (two for hot water and eight solar panels), ensuring comfort, efficiency, and sustainability. This unique property provides modern luxury, eco-conscious amenities, and a peaceful natural setting—perfect for a family. Contact Gilson Bailey to arrange a viewing and fully appreciate this exceptional home.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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### Design Features

The design of Hus22 was a collaboration between Lucas Hickman Smith and London-based Conran & Partners. Reflecting the clean, rather 'Scandinavian' lines of the design and their advanced thermal performance. The private development consists of 22 contemporary homes with the highly sustainable features including triple glazing, solar thermal, air source heat pump, underfloor heating, mechanical heat recovery ventilation and wood-burning stove.

### 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

Front door to:

#### Entrance Hall

Doors to kitchen, dining room, lounge, office, bedroom, shower room, garage, storage cupboard and stairs to first floor.

#### Lounge 17'7" x 14'6"

Triple glazed windows, underfloor heating, wood burner, doors to dining room and patio area.

#### Dining Room 14'6" x 11'10"

Underfloor heating, patio doors.

#### Kitchen 14'6" x 13'5"

Quality fitted wall and base units with worktops over, centre island, sink with tap over, fitted hob and double oven, integrated fridge/freezer and dishwasher, underfloor heating, doors to patio area.

#### Utility Room 8'2" x 8'1"

Fitted wall and base units with worktops over, sink with tap over, integrated washing machine, triple glazed window, door to side, underfloor heating.

#### Office 9'5" x 8'5"

Underfloor heating, door to side.

#### Bedroom Five 12'1" x 9'4"

Triple glazed window, underfloor heating, built in wardrobe.

#### Shower Room 7'1" x 4'9"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, extractor fan, underfloor heating.

### First Floor Landing

Doors to four bedrooms, bathroom, storage cupboards, radiator.

#### Bedroom One 17'9" x 9'9"

Triple glazed window, radiator, built in wardrobe, Juliet balcony.

#### En-Suite 10'2" x 8'6"

Shower cubicle with rainfall shower, panelled bath, low level WC, hand wash basin, heated towel rail, frosted triple glazed window.

#### Bedroom Two 12'9" x 10'8"

Tilt and turn triple glazed windows, radiator, built in wardrobes.

#### En-Suite 9'9" x 4'2"

Shower cubicle, low level WC, hand wash, heated towel rail, frosted triple glazed window.

#### Bedroom Three 10'9" x 9'9"

Triple glazed window, radiator, built in wardrobe.

#### Bedroom Four 11'9" x 10'1"

Triple glazed window, radiator.

#### Bathroom 10'7" x 8'2"

Shower cubicle, tile panelled bath, low level WC, hand wash basin, heated towel rail, frosted triple glazed window.

### Outside Front

Mature plants and shrubs, driveway providing off road parking.

### Double Garage 17'11" x 17'8"

With power, lighting and remote opening.

### Outside Rear

Large wrap-around patio seating area with pergola, extensive lawned gardens, brick weave pathways, mature plants, shrubs and large trees, undercover BBQ area, enclosed by timber fencing and gate to private woodland.

### Local Authority

Broadland District Council, Tax Band F.


### Tenure

Freehold

Estate charge £650 per annum



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</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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Freehold

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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