

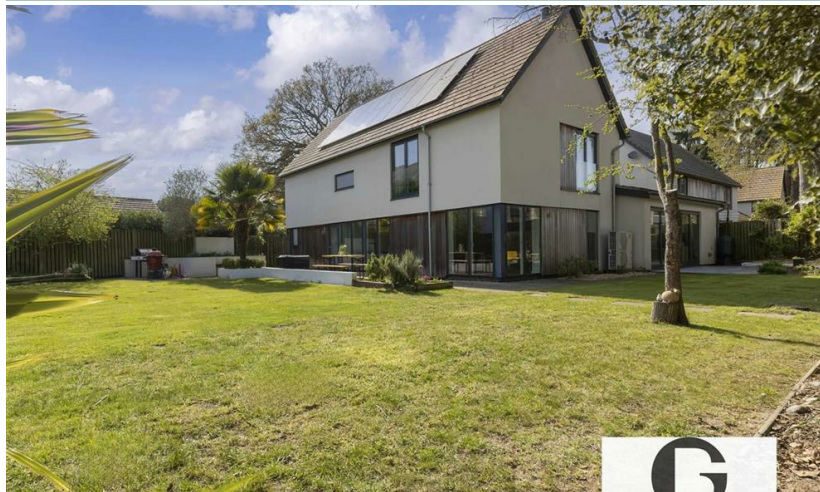


Littlewood | Drayton | Norwich | NR8 6FB

Guide Price £750,000

****GUIDE PRICE £750,000 - £775,000**** Gilson Bailey are delighted to present this outstanding, extended four-bedroom detached residence, designed by the renowned Conran & Partners and situated on an award-winning eco-friendly development in the highly sought-after village of Drayton. Discreetly positioned on a private, tree-lined road and set on a generous corner plot surrounded by peaceful woodland, this exceptional property offers a rare combination of contemporary design, high-end finishes, and sustainable living. The spacious accommodation has been thoughtfully configured to suit modern family life, featuring an entrance hall, study, and an impressive 27ft family room with bifold doors opening onto a secluded, shaded seating area. At the heart of the home is a spectacular open-plan living area, complete with a feature wood-burning stove and four sets of doors seamlessly connecting the interior to the garden. This expansive space includes a dining area and a sleek, modern kitchen with integrated appliances, alongside a separate utility room and ground floor cloakroom for added convenience. Upstairs, the property offers four generously sized bedrooms, with the principal suite benefiting from a dressing area and a four-piece en-suite bathroom. Bedrooms two and three enjoy Juliet balconies, while a stylish four-piece family bathroom serves the remaining rooms. Externally, the private rear garden is predominantly laid to lawn with mature borders, enclosed by timber fencing and complemented by a decked terrace and patio—perfect for outdoor dining and entertaining. A further secluded seating area can be accessed from the family room, offering a tranquil retreat. The property also benefits from a double garage with electric doors and a driveway providing ample off-road parking. This is a rare opportunity to acquire a truly unique, eco-conscious family home in a prestigious, natural setting. For further details or to arrange a private viewing, please contact Gilson Bailey.





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.

Eco heating system comprises : air-source heat pump, providing heating to the ground floor via underfloor heating and to radiators on the first floor, with a whole house heat recovery system maintaining a fresh atmosphere throughout the triple glazed home, re-distributing warm air from the bathrooms and kitchens, via a heat exchanger to the living rooms and bedrooms. During the summer months a bypass valve can be opened to provide cool air to the living areas and bedrooms. There are also solar thermal panels aiding the hot water system. A wood burner is also installed in the living room, with the heat redistributed around the house by the ventilation system.

There are 16 solar panels in total for the property for hot water production and photovoltaic panels for domestic electricity that are on the original government higher tariff. We have been informed by the vendors that these produce an income of £1650- £1820 PA.

Residents Woodland

This unique collection of homes also benefit from access to private and secured woodland reserved exclusively for their use within which there are private walks, a fire pits and beehives. The community woodland provides logs for the wood burning stoves and is used for regular community events.

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.

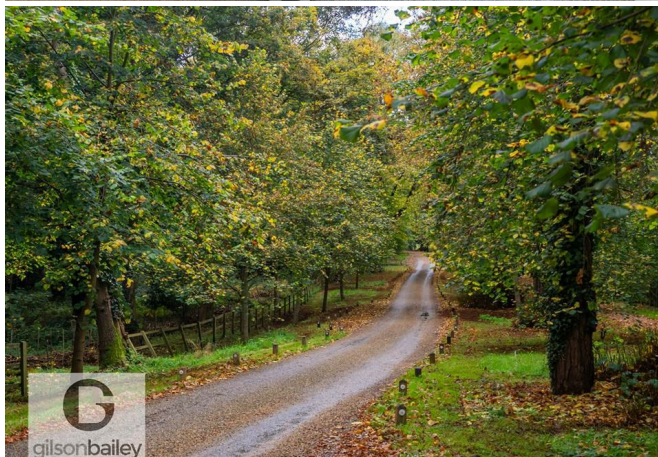
Hallway

Door to Garage, study, and living area.

Kitchen

15'7" x 14'11"

Three windows with fitted shutters, quality fitted wall and base units with worktops over, built in fridge freezer, Neff built in oven, grill and microwave, built in dishwasher, single sink and drainer, Bosch 5 ring hob with extractor over.



Utility Room

11'3" x 5'10"

Door to garden, fitted wall and base units with worktops over, single sink and drainer, space for washing machine, door to cloakroom.

Cloakroom

Frosted Window, Low Level WC, wash basin, radiator.

Dining Room

14'7" x 10'11"

Doors to garden, door to understairs storage cupboard, opening to lounge.

Lounge

21'1" x 14'0"

Doors to Garden, Window, tv point, and free standing wood burner.

Study

12'9" x 11'3"

Tv point, doors to family room.

Family Room

27'3" x 11'3"

3 Velux Windows, bi-fold doors to garden, tv point.

Landing

Doors to four bedrooms, bathroom and large airing cupboard, velux window.

Bedroom 1

14'9" x 10'7"

Double glazed Juliet balcony overlooking rear garden, radiator, dressing area with walkway to en-suite.

En-Suite

Frosted window, low level WC, wash basin, bath, walk in shower cubicle with two shower heads, fitted cupboards, heated towel rail.

Bedroom 2

13'11" x 10'2"

Double glazed Juliet balcony overlooking garden, radiator.

Bedroom 3

10'7" x 11'0" plus walkway

Double glazed Juliet Balcony, radiator.

Bedroom 4

10'2" x 9'8"

Double glazed window, radiator.

Bathroom

Frosted Window, low level WC, wash basin, bath, walk in shower cubicle with two shower heads, heated towel rail.

Garage

20'1" x 18'0"

Power and lighting, electric charger point and electric door.

Outside

To the front is a driveway providing off road parking, high level shrubs proving a degree of privacy and planted in a natural style to blend with the roadway. Gate to rear garden.

The Rear garden is mainly lawned with mature plants and shrubs, and is enclosed by timber fencing. There is a decked area and patio ideal for entertaining with space for barbecue accessed from the living area of the property. while a further secluded seating area is off the family room in a more shaded position.

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Tenure

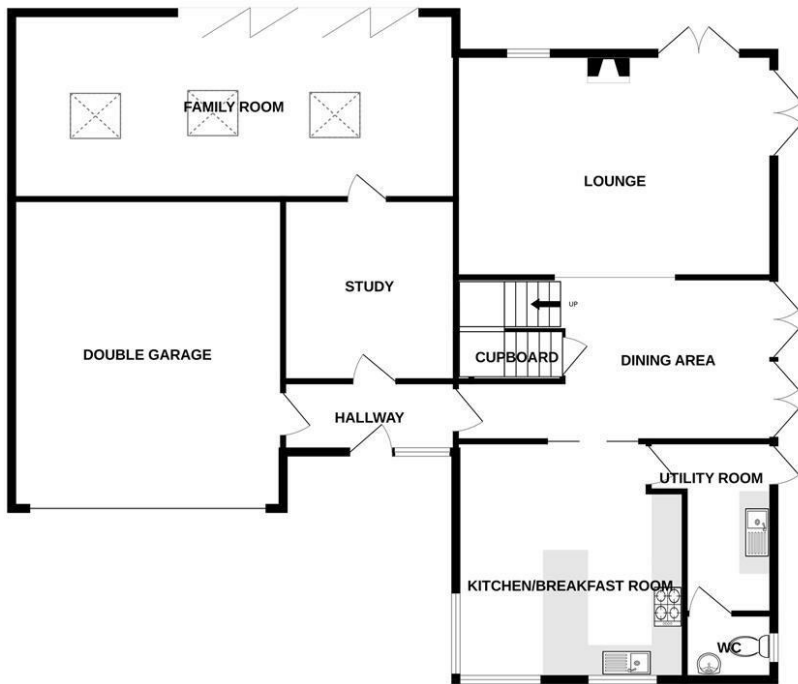
Freehold

Local Authority

Broadland District Council - Tax Band F



GROUND FLOOR




1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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