



**Drayton Hall Park, Drayton Norwich NR8 6HE**

**welcome to**

**Drayton Hall Park, Drayton Norwich**

\*\*\*OVER 50's RESIDENTIAL PARK HOME\*\*\* \*\*\*FURTHER OFFERED FOR SALE WITH NO UPWARD CHAIN\*\*\*. Set in the wonderful grounds of Drayton Hall Park. Ideal for those in or nearing retirement as they are designed to be easily maintained and offer comfortable and secure living. View now!



## Accommodation

Drayton Hall Park is a popular, well-kept development bordering grazing meadows, and is located on the outskirts of the well-served village of Drayton, approximately five miles north-west of Norwich city centre. The main village of Drayton is well served for families, couples, downsizers, and retirees. The amenities and facilities include a petrol station, post office, butcher, doctors' surgery and pharmacy, bakery, florist, hairdressers, several public houses including the Cock Inn, Red Lion, and Stower Grange hotel and restaurant. It also has multiple Tesco outlets and is complimented for families by a First & Middle school, village hall, Longdale and King George V playing fields, and the Bob Carter Sports and Community Centre.

Internally the accommodation comprises of; entrance hall, two double bedrooms, shower room, living/dining room and kitchen.

An internal and external viewing is highly recommended to fully appreciate this unique location!

## External Entrance Porch

Leading to upvc double glazed external entrance door.

## Entrance Hall

Giving access to shower room, storage heater, living/dining room, kitchen and both bedrooms.

## Living/Dining Room

19' 4" Max x 13' 6" (5.89m Max x 4.11m)  
Upvc double glazed dual aspect bay windows to front aspect, two storage heaters and electric fire.

## Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)  
A range of wall and base units with work surfaces over, sink with mixer tap, four ring electric hob, two storage cupboards, plumbing for washing machine, space for fridge freezer, and upvc double glazed window and door to side aspect.

## Bedroom One

11' 1" x 9' 5" (3.38m x 2.87m)  
Upvc double glazed window to rear aspect, wall and floor built in storage and electric convector heater.

## Bedroom Two

9' 6" x 8' 2" (2.90m x 2.49m)  
Upvc double glazed window to rear aspect, electric convector heater, built in storage and upvc double glazed window to rear aspect.

## Shower Room

Suite comprising shower cubical, wash basin, wc, heated towel rail, and upvc double glazed window to side aspect.

## Outside

The garden wraps around the perimeter of the property, which comprises of a well-tended lawn, patio to slabs and decorative shingle areas. Steps lead up to the side entrance porch and a private driveway provides off-road parking.

## Agent Note

This property is subject to an annual ground rent charge of £232.00. This is subject to annual review. Further details can be obtained from the vendors solicitor at time of purchase.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Drayton Hall Park, Drayton Norwich

- Over 50's Detached Park Home
- Two Double Bedrooms With Built In Storage
- Open Plan Living/Dining Room
- Well Presented Throughout
- Driveway Parking

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of

**£150,000**

### directions to this property:

Follow the Reepham Road away from the Norwich city, and continue over the mini roundabout, then take the second left turn onto Hall Lane, Drayton Hall Park is on the left-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102936 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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