



Drayton High Road, Drayton Norwich NR8 6AJ

welcome to

Drayton High Road, Drayton Norwich

****NO UPWARD CHAIN**** This hidden gem is a must see! Set back off the main road, yet within easy walking distance of the well-regarded village of Drayton which offers many local amenities and facilities. This property is surrounded by beautifully tended gardens and offers scope for modernisation!



Accommodation

William H Brown are delighted to present this charming two-bedroom detached bungalow, tucked away down a private driveway, and located in the highly sought-after area of Drayton. This property offers the perfect blend of practical single storey living in an enviable location. Drayton itself is renowned for its welcoming community feel and comprehensive array of local amenities. Residents benefit from excellent educational facilities, including nearby Taverham High School with a good Ofsted rating, alongside a diverse selection of shops including a Tesco supermarket, cafes, and traditional public houses, ensuring every daily need and leisure pursuit is catered for right on your doorstep.

The property itself has been meticulously maintained, presenting in immaculate condition and ready for its new owners to simply move in and enjoy. A true highlight is the beautifully landscaped wrap-around garden, a private oasis designed with mature planting and vibrant borders, and multiple secluded spots for relaxation or entertaining. The expansive patio area provides an ideal setting for alfresco dining and summer gatherings, while the detached garage offers secure parking or valuable additional storage space. This delightful bungalow truly offers a balanced lifestyle, combining tranquil home comforts with unparalleled access to local conveniences. An early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Entrance Hall

Double glazed hardwood external entrance door and window to front aspect, giving access to lounge/dining room, two bedrooms, bathroom, kitchen and two storage cupboards.

Lounge/Dining Room

22' 6" x 16' 4" Max (6.86m x 4.98m Max)

Dual aspect double glazed hardwood windows to front and side aspects, gas fireplace with decorative surround, radiator and carpeted.

Kitchen

13' 4" Max x 12' 1" (4.06m Max x 3.68m)

Double glazed hardwood external entrance door and window to front aspect, a range of wall and base units with work surfaces over, tiled splash backs, ceramic sink, space for low level fridge, plumbing for washing machine, built in double oven and gas hob, radiator, tv and phone point.

Bathroom

Suite comprising panelled bath, toilet, wash hand basin, radiator, and double-glazed hardwood window to rear aspect.

Bedroom One

11' 4" Max x 12' 1" (3.45m Max x 3.68m)

Hardwood double glazed window to side aspect, radiator, carpeted and door opening to ensuite.

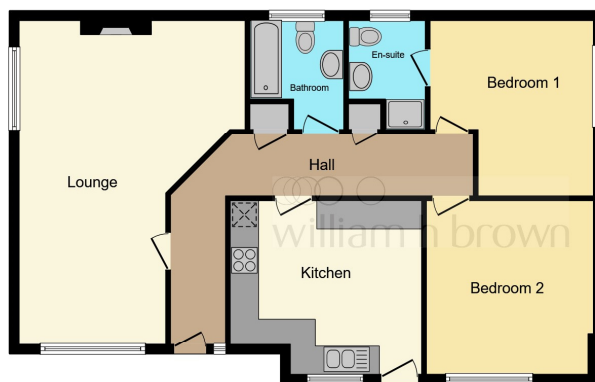
Ensuite

Suite comprising shower cubical, tiled flooring, toilet, wash hand basin, hardwood double glazed window to rear aspect and radiator.

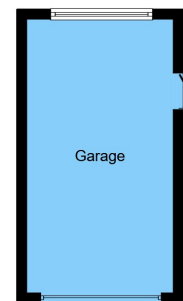
Bedroom Two

12' 5" x 11' 4" Max (3.78m x 3.45m Max)

Hardwood double glazed window to side aspect, radiator and carpeted.



Floor Plan



Garage

Outside

Externally this delightful oasis offers an excellent degree of privacy with its wrap around garden mainly laid to lawn, which is well-tended and further offers a patio, ideal for the entertaining and enjoying the summer months, two ponds, vegetable patch, shed and detached garage.

Agent Note

We are informed by the vendors that the access road leading down to the property is within the title plan and provides a private right of way to the neighbouring properties. In addition, there is a public right of way down the access drive to a footpath which leads to Layton Close. Further details can be obtained from the vendors solicitor at time of purchase.

Agent Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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



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welcome to

Drayton High Road, Drayton Norwich

- Well Maintained Detached Bungalow
- Two Bedrooms
- 22ft Lounge/Dining Room
- Bathroom + Master Ensuite
- Highly Sought After Location of Drayton

Tenure: Freehold EPC Rating: D
Council Tax Band: C

directions to this property:

From the Hellesdon direction, proceed along the Drayton High Road just before the Drayton and Horsford Methodist Church, turn right down a private driveway and the property can be found tucked away on the left-hand side identified by our W H Brown for sale board.

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103247 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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