



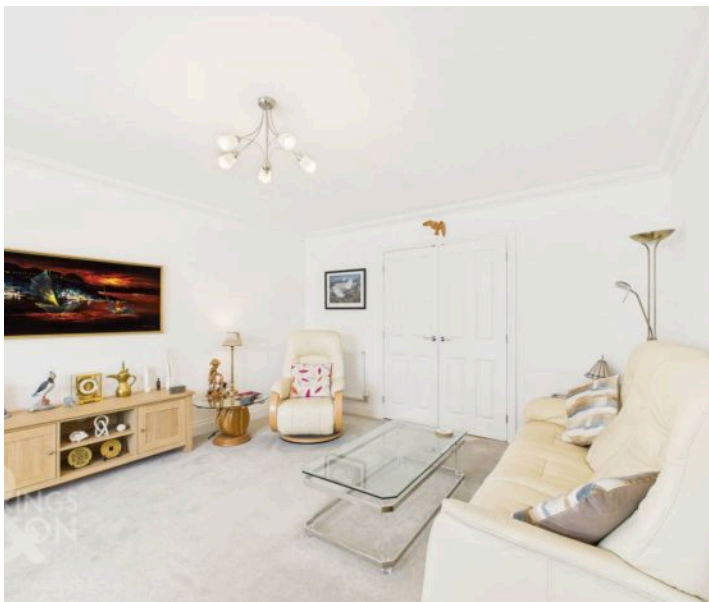
Binney Road, Drayton - NR8 7AB



Binney Road

Drayton, Norwich

Situated in the SOUGHT-AFTER Drayton area, this 2024-built DETACHED HOUSE offers modern living with the peace of mind of a remaining NHBC WARRANTY. The property initially offers a HALLWAY ENTRANCE with stairs to the first floor and useful W.C. The 15' bay window fronted SITTING ROOM can be found to the left, with double doors to the expansive 25' open plan KITCHEN and DINING ROOM, with a separate UTILITY ROOM. Upstairs, FOUR BEDROOMS open from the landing with a FAMILY BATHROOM located centrally and MAIN BEDROOM offering an ENSUITE. Additionally, the property includes a GARAGE, DRIVEWAY PARKING, and an EV CHARGER for added convenience. This family home enjoys the convenience of being within walking distance to shops, eateries, bus stops, and a pharmacy, making every-day living a breeze.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2024 Built Detached House
- Remaining NHBC Warranty
- Sought after Drayton Location
- 25' Open Plan Kitchen & Dining Room
- Four Bedrooms
- Envious Plot with Larger Garden
- Garage & Driveway Parking with EV Charger
- Walking Distance to Shops, Eateries, Bus Stops & Pharmacy

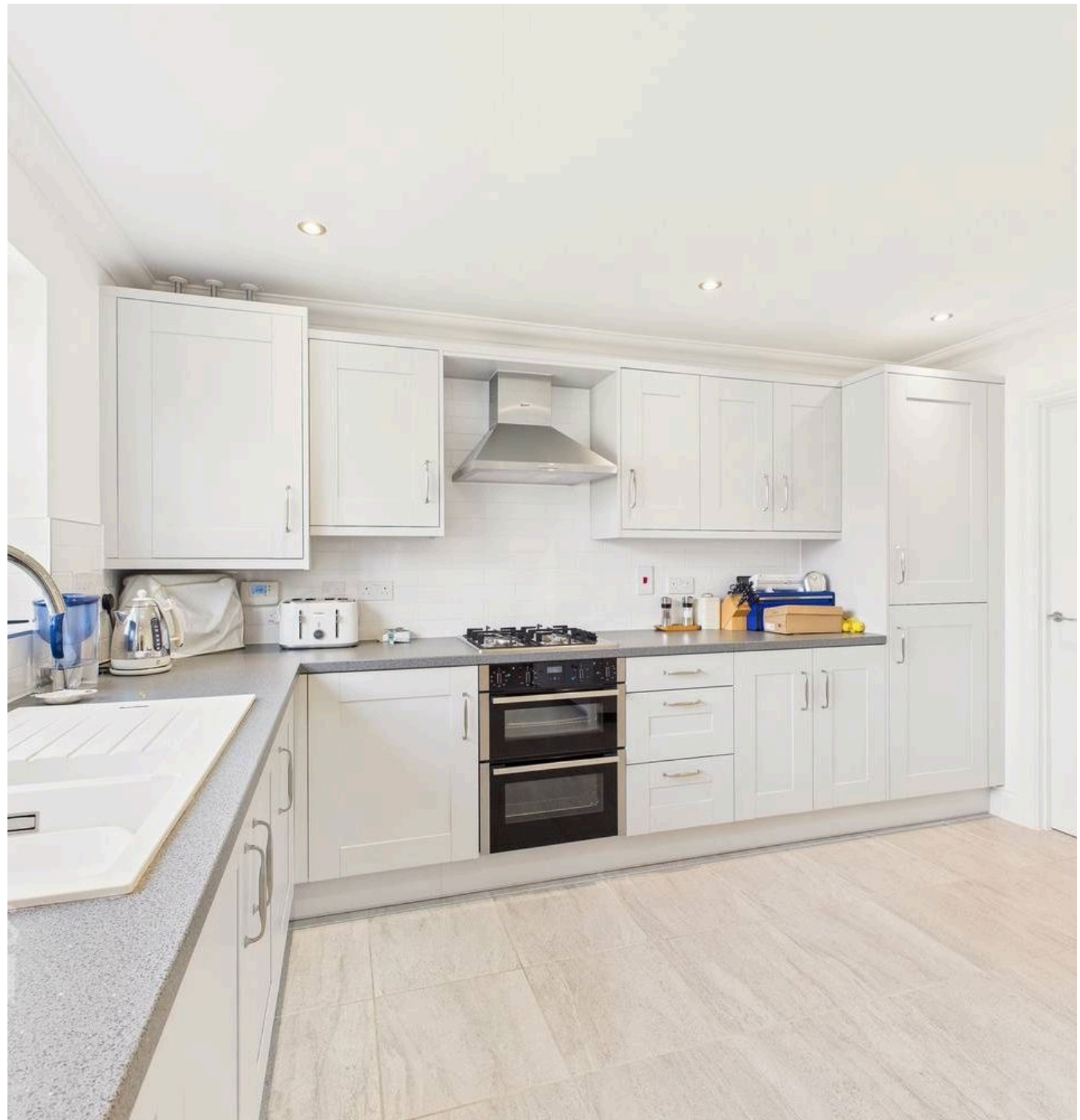
Drayton is a popular village situated to the north west of Norwich and conveniently located for access to Norwich International Airport. There is a wide range of amenities in the area including local shops, a post office, café and bakery, two public houses, doctors & dental surgeries and First and Middle Schools.

SETTING THE SCENE

Set back from the road, the property features a tandem driveway with EV charging leading to a separate garage. A flagstone pathway, flanked by a lawn and flowerbed, leads to the main entrance.

THE GRAND TOUR

Heading inside to the welcoming hallway, stairs rise to the first floor with doors opening to the ground floor accommodation and conveniently located W.C immediately to the right, with wood effect flooring features underfoot for ease of maintenance.



To the left, the 15' sitting room includes a bay fronted uPVC double glazed window overlooking the properties frontage and carpeted flooring underfoot. Double doors at the end of the room open to the expansive 25' open plan sitting and dining room. Plenty of space can be found for formal dining adjacent to French doors to the garden, flooding the room with natural light. Tiled flooring can be found underfoot and continues to the fully fitted kitchen, offering a range of wall base storage cupboards in a U-shape configuration. Ample food preparation space is provided and also benefits from integral appliances including fridge, freezer, dishwasher, oven, hob and extractor. Further, a separate utility room offers undercounter space for white goods and more wall and base storage with a useful door exiting to the driveway.

Ascending the staircase to the carpeted first floor landing, doors open to four bedrooms, all include carpeted flooring, radiators and generous built in storage space. The main bedroom offers a three piece ensuite shower room including a glass enclosed shower cubicle and floor to ceiling tiling. The remaining bedrooms are serviced by a family bathroom, offering a further three piece suite including a shower over the bath with a glass splashback.

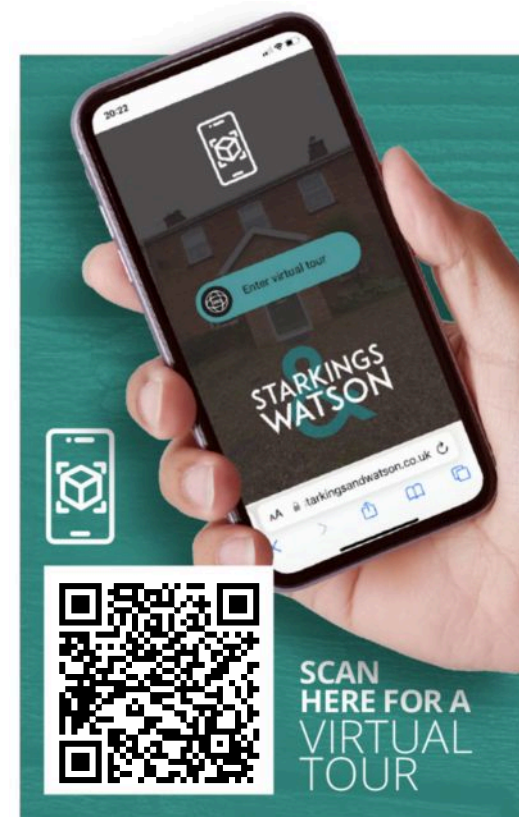
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



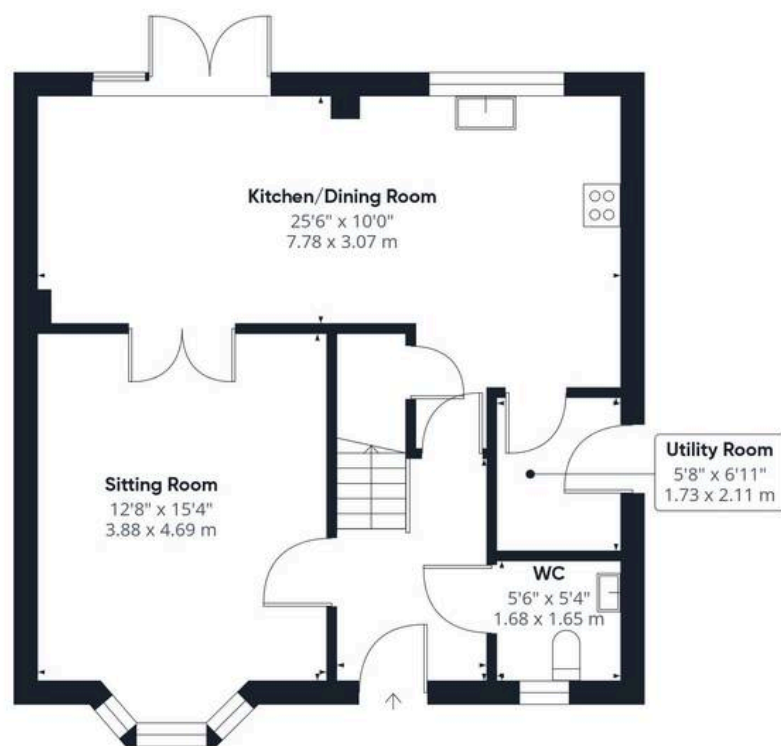




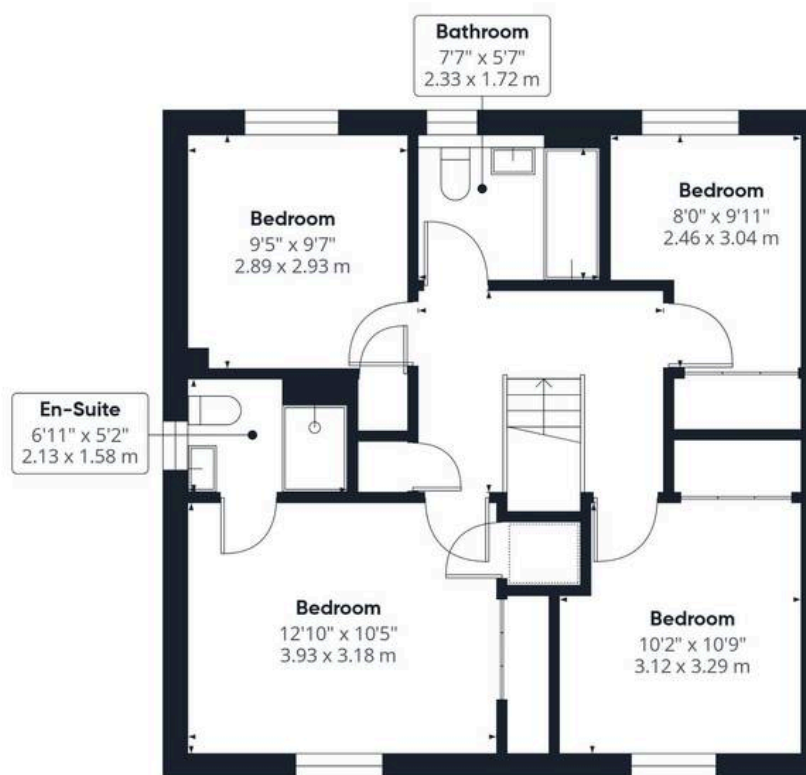
THE GREAT OUTDOORS

Stepping outside, a flagstone patio offers space for outdoor furniture to enjoy the summer months, a wooden latch and brace gate adjacent to the garage offers access to the driveway. The garden itself sits on a generous plot, fully enclosed with timber fencing and offering a private outlook.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1258 ft²

116.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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