



6 Drayton Wood Road, Hellesdon

Offers in Region of £500,000

websters.

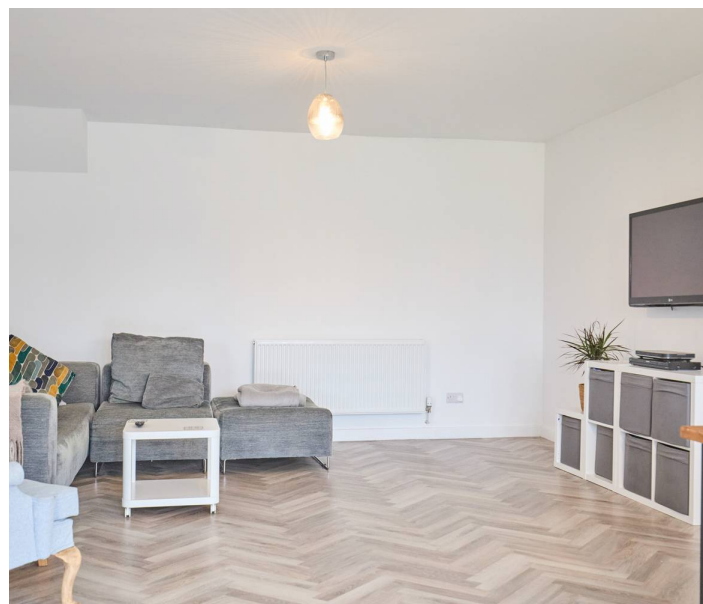


6 Drayton Wood Road

Hellesdon, Norwich

Presenting a stunning 4-bedroom detached chalet bungalow, this property offers luxury and comfort in abundance. Featuring four spacious bedrooms with an en-suite to the principle, a beautifully designed kitchen/diner with integrated appliances, and a thoughtful extension, this home has been meticulously improved to cater to modern living. With two bedrooms located on the ground floor and two on the first floor, this dwelling offers flexibility and convenience. Situated in close proximity to local amenities and excellent transport links, this property is as practical as it is elegant, with the added benefit of solar panels ensuring energy efficiency for eco-conscious homeowners.

Step outside into the enclosed garden of this property and discover a tranquil oasis adorned with a newly laid lawn for a fresh and welcoming atmosphere. A patio area beckons for al fresco dining or simple relaxation, complemented by shingle accents for visual interest and easy maintenance. A shed stands ready to house garden tools or equipment, while the garage provides secure storage and the driveway offers ample space for multiple cars.



Bathroom

The suite boasts a luxurious bath with a rainfall shower overhead, offering a relaxing experience. Fully tiled throughout, the bathroom is complemented by a heated towel rail for added comfort, individually heated. It also features a modern wash hand basin, WC, and a side-facing frosted window to the side, filling the space with natural light.

Utility room

The utility area is equipped with a washing machine and ample storage units, providing both functionality and convenience. A double-glazed window to the side fills the room with natural light, while a door leads out to the side aspect of the garden, offering easy access to outdoor space.

Kitchen/Dining room

The kitchen features a stylish range of wall and base units with sleek quartz work surfaces. The integrated induction hob, built-in dishwasher, and integrated fridge freezer offer a modern, seamless finish. In the center of the space, a stainless steel kitchen sink adds both functionality and style. Doors open to the rear garden, and a window to the rear allows plenty of natural light to flood the room. The LVT flooring runs throughout, enhancing the contemporary feel. A snug area provides the perfect space for a lounge and TV, creating an inviting, open-plan living area.

Bedroom

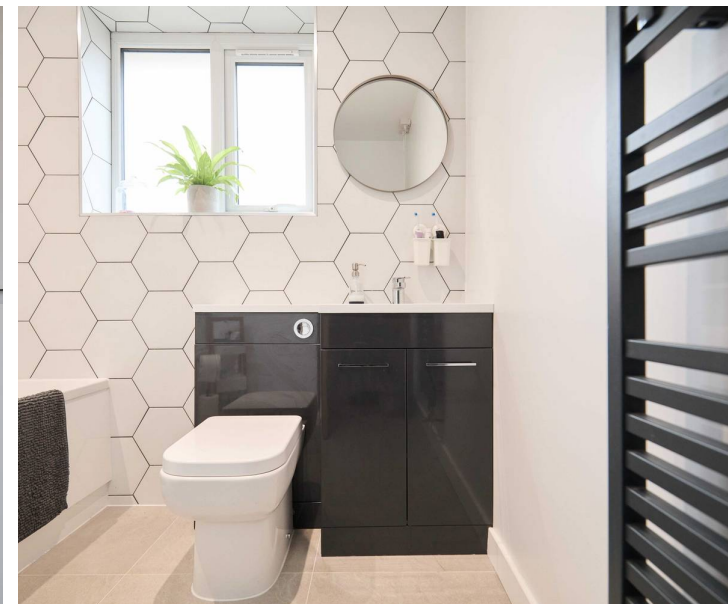
Fitted with laid carpet, adding warmth and comfort. A radiator ensures the space remains cosy, while a double-glazed window to the side.

Bedroom

Carpet, fitted wardrobes, en-suite, double glazed to rear window.

En-suite

Double shower, toilet, sink basin, velux window.



GARDEN

The property boasts an enclosed garden, featuring a newly laid lawn that creates a fresh and inviting outdoor space. A patio area provides the perfect spot for outdoor dining or relaxation, while shingle to the side adds texture and low-maintenance charm. A shed offers additional storage space for garden tools or equipment. Solar panels are installed, contributing to energy efficiency. The garage provides secure storage, with ample parking available at the front for multiple cars. The newly laid driveway further enhances the property's curb appeal and convenience.

Garage

Garage and parking for multiple cars.

Council Tax band: C

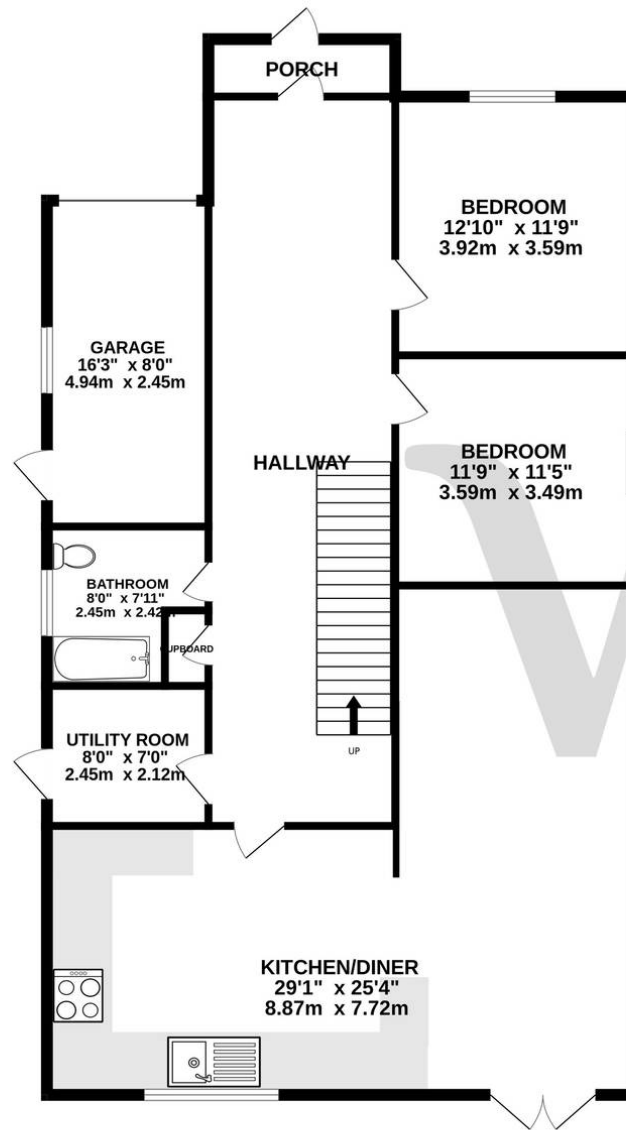
Tenure: Freehold

EPC Energy Efficiency Rating: D

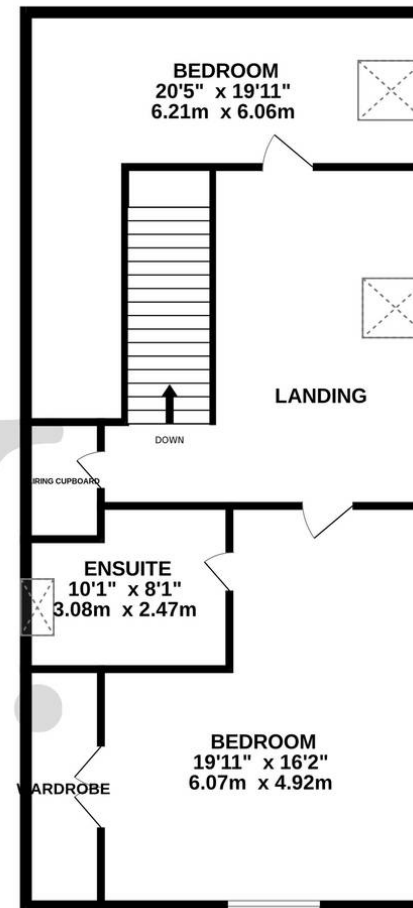
EPC Environmental Impact Rating: D



GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2308 sq.ft. (214.5 sq.m.) approx.

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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