

FREEHOLD



House - Detached

SIDNEY BUNN WAY, DRAYTON

Price Guide

£450,000

FEATURES

- Four Double Bedrooms
- Detached Family Home
- Norfolk Homes Built
- Kitchen/Diner/Family Room
- Utility & Downstairs Toilet
- En Suite To Bedroom One
- Garage & Driveway
- Generous Rear Garden



4 Bedroom House - Detached located in Drayton

Located in the sought after village of Drayton, this stunning four-bedroom executive detached family home, built by the prestigious developers Norfolk Homes, offers a perfect blend of modern living and comfort. Spanning an impressive 1,830 square feet, this property is designed to cater to the needs of contemporary family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen/family room, ideal for both entertaining and everyday living. The ground floor also features a separate lounge, a utility room, and a convenient cloakroom, ensuring ample space for relaxation and practicality. The underfloor heating throughout the downstairs area adds an extra touch of luxury and warmth.

The first floor boasts four generously sized double bedrooms, providing plenty of room for family members or guests. The master bedroom benefits from an en suite bathroom, while a further family bathroom serves the remaining bedrooms, ensuring comfort and convenience

for all. All bedrooms have built in wardrobes.

Outside, the property is complemented by a driveway that accommodates parking, along with a single garage to the side. The generous enclosed rear garden is a delightful feature, laid to lawn with a hard-standing patio area, perfect for outdoor gatherings or simply enjoying the fresh air.

With approximately six years remaining on the NHBC warranty, this home offers peace of mind for prospective buyers. This exceptional property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this exquisite family home your own.

Entrance Hall

Tiled flooring, stairs to first floor, double glazed window to front and side, storage cupboard, underfloor heating.

Kitchen/Diner/Family Room

25'7" x 14'2"

Tiled flooring, range of fitted base and wall units with rolled edge worksurfaces, integrated 5 ring gas burning hob, oven and extractor hood. Integrated dishwasher, space for free standing fridge freezer, double glazed window to front, door to utility, door to garden, underfloor heating.

Utility

6'2" x 5'2"

Tiled flooring, range of fitted base units with work surfaces, plumbing and space for washing machine, space for tumble dryer, plumbing and space for washing machine, wall mounted gas boiler, door to driveway.

Lounge

14'3" x 11'1"

Fitted carpet, underfloor heating, double glazed window to side and rear.

Cloakroom

Tiled flooring, vanity sink unit, extractor fan.

Landing

Fitted carpet, doors to rooms, radiator, access to loft, storage cupboard.

Bedroom One

13'3" x 10'2"

Fitted carpet, x2 built in wardrobes, door to en suite, radiator, double glazed window to front.





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En Suite

Vinyl flooring, low level W/C, shower cubicle, vanity sink unit with storage, tiled splash backs, obscured double glazed window to side, heated towel rail, extractor.

Bedroom Two

12'7" x 10'9"

Fitted carpet, radiator, double glazed window to rear, built in wardrobe x2.

Bedroom Three

10'7" x 9'5"

Fitted carpet, radiator, double glazed window to rear, built in wardrobe.

Bedroom Four

10'1" x 8'6"

Fitted carpet, radiator, double glazed window to front, built in wardrobe.

Bathroom

Vinyl flooring, low level W/C, panelled bath with mixer shower, vanity sink unit with storage, tiled splash backs, obscured double glazed window to front.

Outside

There is a brick weave driveway leading to the single garage.

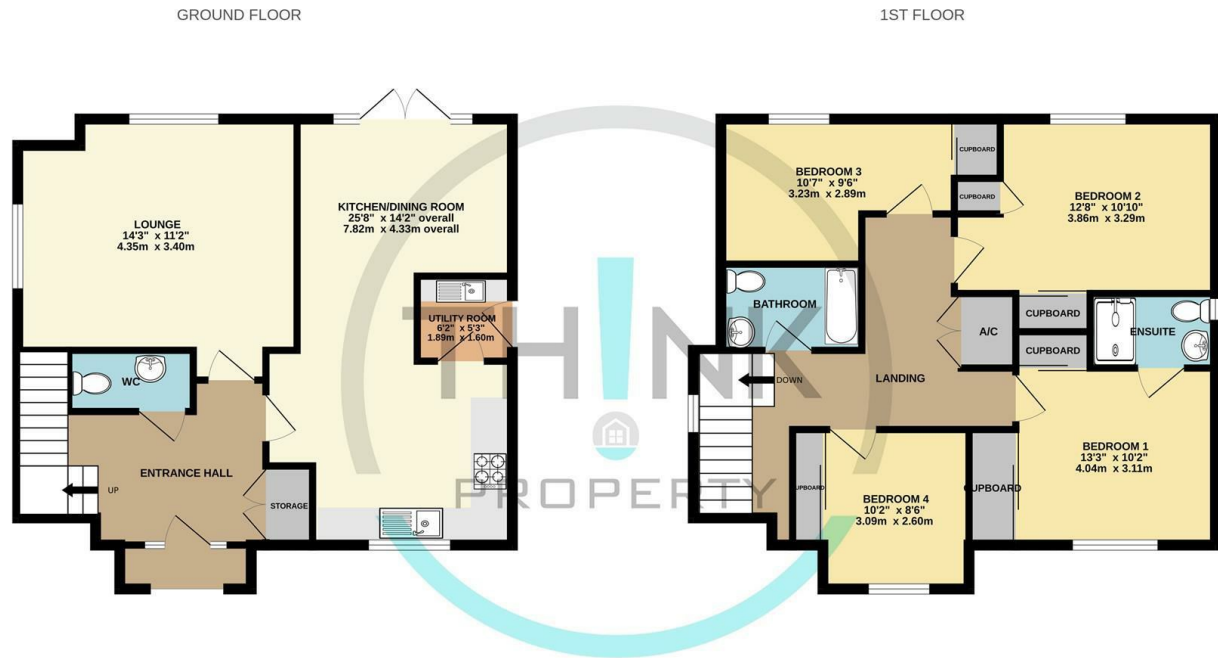
The rear garden is generous and mainly laid to lawn. There is a paved patio seating area for outside dining all enclosed by timber fencing.



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Council Tax Band

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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		92
(81-91) B	85	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

