

16 Bradshaw Road, Drayton - NR8 6DJ

Guide Price **£375,000**

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16 Bradshaw Road

Drayton, Norwich

Modern detached 2-bed bungalow in Drayton, spacious lounge/diner, large conservatory, ensuite, garage, workshop, tiered garden with woodland, ample parking, quiet street, close to amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern detached two-bedroom bungalow
- Spacious triple-aspect lounge/diner
- Large rear conservatory
- Principal bedroom with en-suite
- Landscaped tiered rear garden
- Private woodland area to rear
- Open fields beyond the garden
- Ample off-road parking
- Detached garage and workshop


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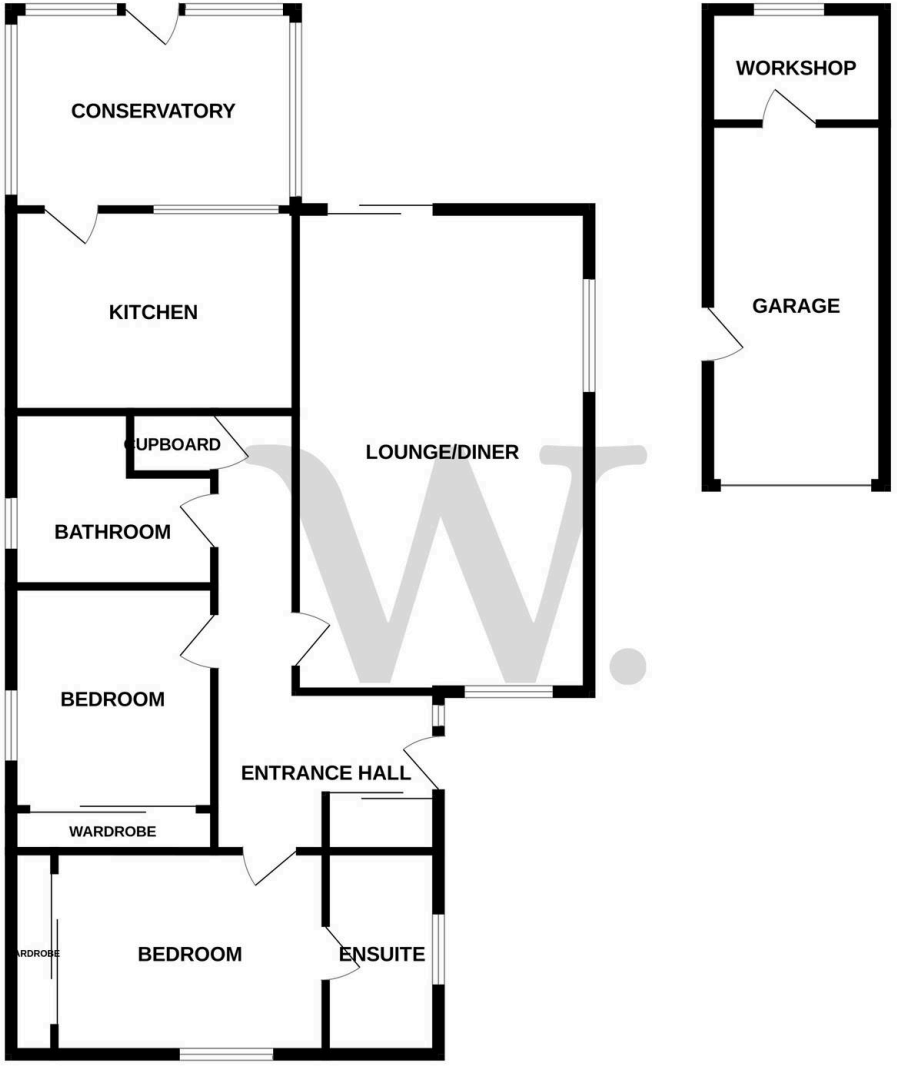



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GROUND FLOOR
1265 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 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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INTRODUCTION

A modern two-bedroom detached bungalow, occupying a particularly attractive position on a quiet residential street in Drayton. Set back from the road, the property offers well-proportioned accommodation, including a spacious triple-aspect lounge/diner and a large rear conservatory. Outside, there is ample off-road parking, a detached garage with adjoining workshop, and a beautifully landscaped, tiered rear garden extending down to a private woodland area, with neighbouring fields beyond.

THE PROPERTY

The property is approached via a covered entrance, leading into a welcoming entrance hall with useful built-in storage. The accommodation is arranged across a single floor, offering a comfortable and versatile layout ideally suited to a range of buyers.

The principal bedroom is positioned at the front of the property and benefits from an en-suite shower room, while the second bedroom also features built-in storage. A family bathroom serves the remainder of the accommodation.

The impressive lounge/diner measures approximately 22'8" x 13'9" and provides a substantial reception space, enhanced by its triple-aspect outlook, feature fireplace and sliding doors opening directly onto the rear terrace. The room offers ample space for both seating and dining furniture, with the garden providing an attractive backdrop.

The fitted kitchen is conveniently positioned alongside the conservatory, with a door leading through to this excellent additional reception space. Measuring approximately 13'11" x 9'4", the conservatory enjoys views across the rear garden and provides an ideal setting for relaxing, dining or entertaining throughout the seasons, with access out to the garden beyond.

OUTSIDE

Set back from the road, the property is approached via a landscaped front garden and a substantial gravel driveway, providing ample off-road parking. The driveway continues alongside the bungalow, leading to a detached single garage with an up-and-over door, complemented by a useful workshop positioned to the rear.

The rear garden is a particular feature, thoughtfully landscaped to create a series of distinct areas and different levels. Immediately outside the property, a raised brick-weave terrace provides an attractive space for outdoor seating and entertaining, with sliding doors from the lounge/diner creating a natural connection between inside and out.

Beyond the terrace, the garden descends through tiered lawns and mature landscaped areas, offering an appealing combination of open space and established greenery. The different levels add interest and character, with the garden becoming increasingly secluded towards the rear, where it extends into its own little woodland area. Neighbouring fields beyond provide an attractive rural outlook, creating a wonderful sense of space rarely found with a bungalow of this type.

LOCATION

Bradshaw Road is situated within the popular Norfolk village of Drayton, a well-established residential area offering a convenient balance of village amenities and access to Norwich. The village provides a good range of everyday facilities, including local shops, supermarkets, cafés and public houses, alongside primary schooling and other community amenities.

Despite its convenient setting, Drayton retains a distinct village character, with established residential streets and green spaces contributing to its appeal. The surrounding area offers opportunities to enjoy countryside walks and outdoor pursuits, while the nearby Norfolk landscape provides an appealing contrast to the convenience of suburban living.

Norwich city centre is readily accessible by road, offering an extensive selection of shopping, leisure and entertainment facilities, together with its historic streets, independent retailers, restaurants and cultural attractions. The neighbouring areas of Hellesdon and Costessey provide further amenities, making it easy to access a wider range of services without needing to travel into the city itself for everyday requirements.

For commuters, Drayton benefits from access to the Northern Distributor Road, connecting with the wider Norwich road network and providing routes towards the A47, A11 and surrounding Norfolk destinations. Regular bus services also link the village with Norwich and neighbouring communities, making this a practical location for those seeking a well-connected home with the added appeal of a mature garden and countryside outlook.