



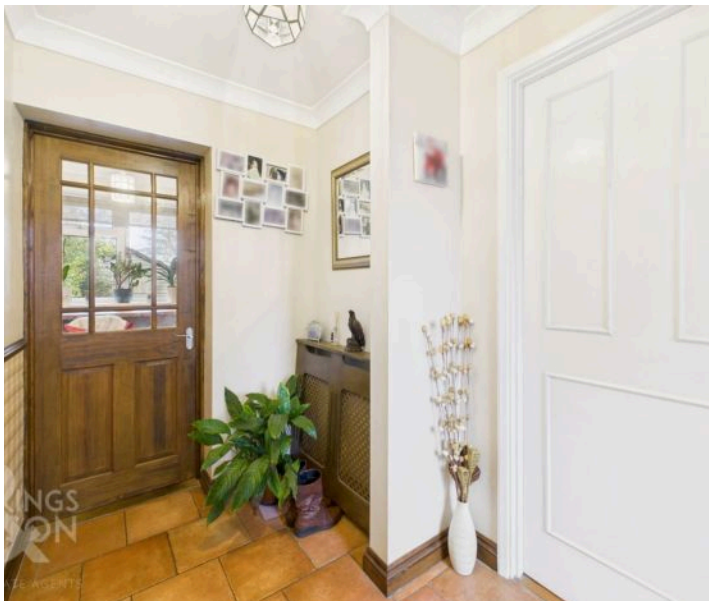
Highfield Road, Drayton - NR8 6ER



Highfield Road

Drayton, Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this LINK-DETACHED BUNGALOW has been EXTENDED and IMPROVED, boasting a spacious layout inside and substantial WRAPAROUND PRIVATE GARDENS, backing onto ROLLING FIELDS. Step inside to the spacious HALLWAY ENTRANCE, a perfect meet and greet space. Opening to the two reception rooms, including the 13' SITTING ROOM, centred around a FEATURE FIREPLACE and the uPVC double glazed CONSERVATORY, enjoying panoramic garden views. Further, the fully fitted KITCHEN offers plentiful storage and space for white goods, complimented by a separate UTILITY ROOM. The inner hallway leads to TWO BEDROOMS, both including INTEGRATED STORAGE, serviced by a three piece SHOWER ROOM. Outside, non allocated PARKING spaces can be found adjacent.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Bungalow
- End Of Cul-De-Sac Setting
- 13' Sitting Room & Conservatory With French Doors
- Fully Fitted Kitchen & Utility Room
- Two Bedrooms
- Wraparound Private Gardens With Rolling Field Views
- Within Close Proximity To Local Amenities & Schools

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

The property enjoys a tucked away position set back from the road, with mature hedging enclosing the frontage offering a high level of privacy. A wooden picket gate opens onto a low maintenance shingle garden, bordered by a variety of established shrubs and plantings. The main entrance is located at the front, beneath an open porch.



THE GRAND TOUR

Stepping inside, the spacious hallway features tiled flooring and a door leading to a utility room, ideal for storing coats and shoes with a further door opening into the 13' sitting room. This inviting space enjoys a front facing aspect through uPVC double glazed windows and is centred around a feature fireplace with a wooden mantel, all set over hard flooring that allows for various furnishing layouts. The adjacent fitted kitchen provides plentiful storage with a range of wall and base cupboards, wood effect worktops, an inset sink with mixer tap, and space for an oven and washing machine. The utility room further enhances this space with additional storage options. French doors lead into the fully double glazed conservatory, offering panoramic garden views and ample room for both formal dining and additional soft furnishings, with a second set of French doors opening directly to the garden.

Moving into the inner hallway, you will find a useful integrated airing cupboard and deceptively sized storage cupboard, whilst doors lead to two well proportioned bedrooms. The main bedroom features integrated storage with carpeted flooring and room for a large double bed, while the second bedroom overlooks the garden and includes substantial fitted wardrobes with sliding doors. Completing the accommodation is the modern three piece family shower room, featuring a double glass enclosed shower cubicle, vanity storage below the sink, and a wall mounted heated towel rail.

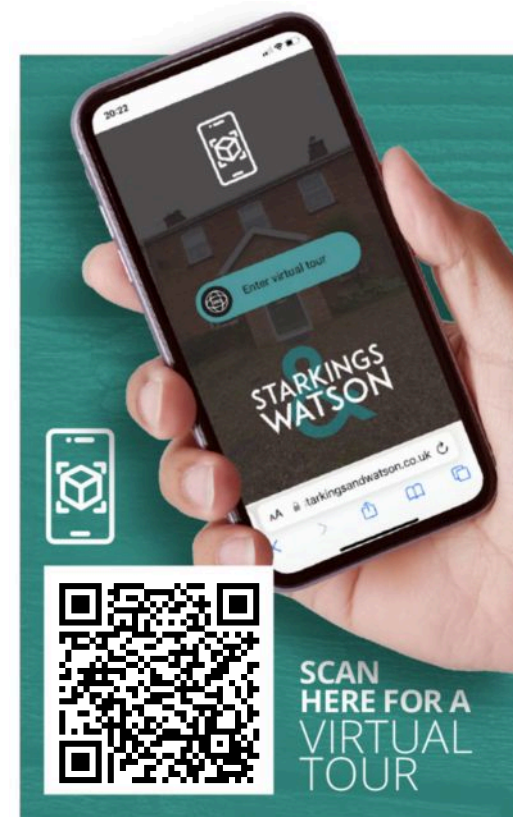
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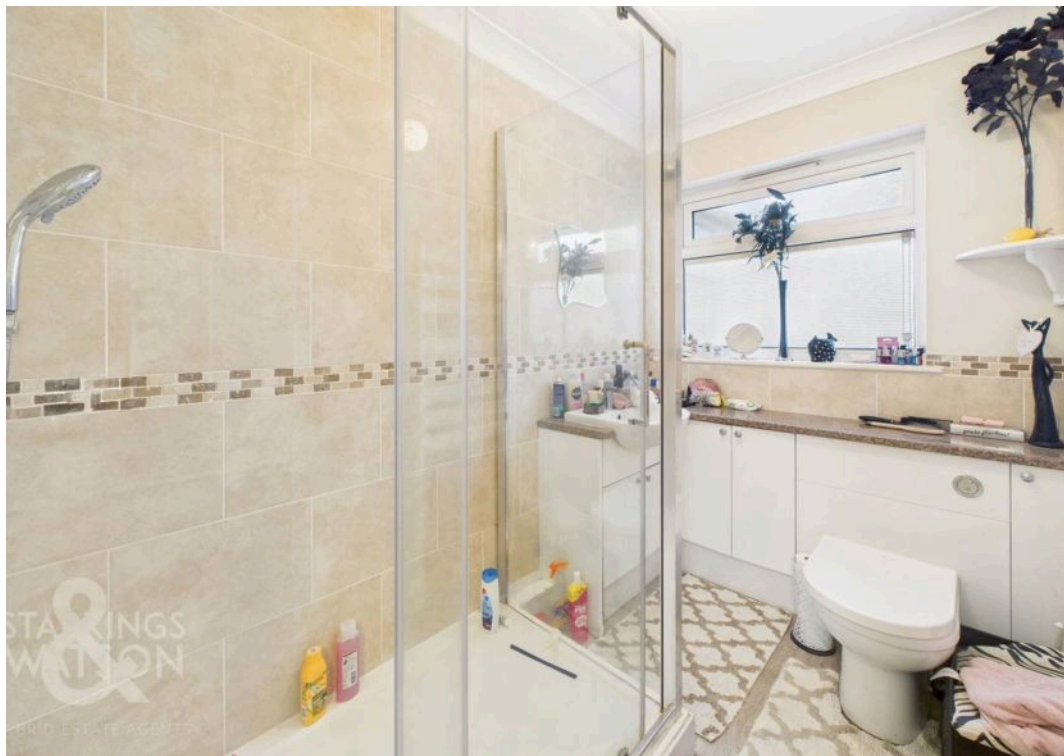
Postcode : NR8 6ER

What3Words : ///dodges.backtrack.jots

VIRTUAL TOUR

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



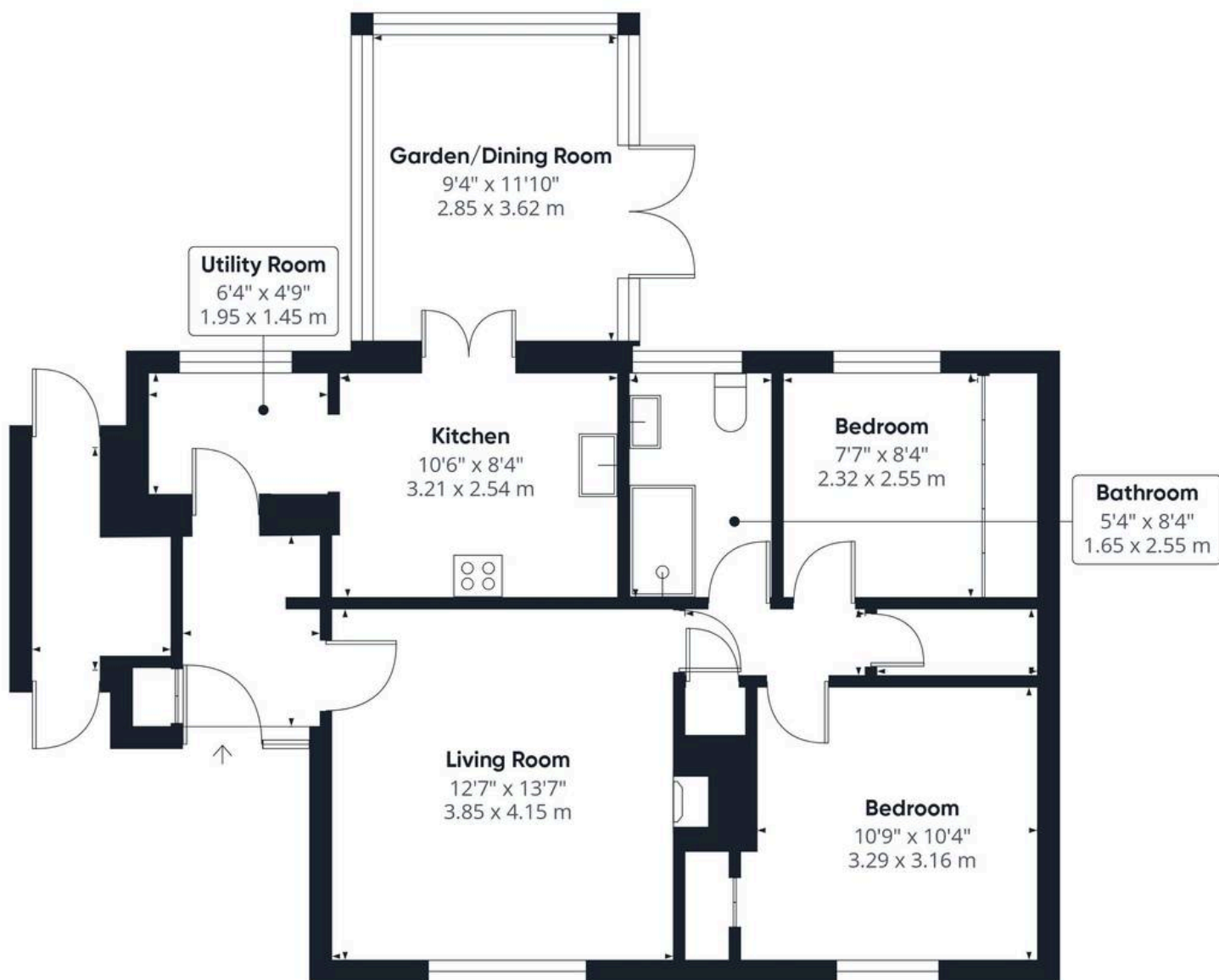




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by timber panel fencing, boasting a tranquil outlook over rolling fields beyond. The space is initially designed for low maintenance, featuring a shingle garden and a flagstone patio that provides the perfect setting for outdoor furniture during the warmer months. A pathway leads from here to a well proportioned timber shed. Beyond this, a well maintained lawn is bisected by wooden picket fencing, while the borders are filled with a range of shrubs and mature plantings, completed with a greenhouse.





Approximate total area⁽¹⁾

798 ft²

74.3 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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