

4 Woods End, Drayton

Guide Price £1,500,000



Full Description

ENTRANCE HALL

A glazed entrance opens into a wide reception hall that immediately establishes the scale and finish of the house. Porcelain tiled flooring runs through the principal circulation areas, paired with clean-lined joinery and discreet storage. A bespoke staircase with inline glass rises centrally, allowing light to pass through the plan and reinforcing the sense of openness without sacrificing definition.

KITCHEN, DINING AND FAMILY ROOM

This substantial double-aspect space forms the practical and architectural heart of the house. Contemporary cabinetry is paired with quartz worktops and a large central island with integrated induction hob and downdraft extraction. Miele appliances are fully integrated, while bi-folding doors open directly onto the rear terrace, extending the room naturally into the garden for daily living and entertaining.

SITTING ROOM

Positioned to take advantage of south and west aspects, the sitting room is a generous, calm space with excellent connection to the garden. Aluminium sliding doors open onto the terrace, allowing the room to

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function as both a private retreat and a larger reception when required. Proportions are balanced, with lighting and finishes kept deliberately understated.

CINEMA ROOM

Located off the kitchen, the cinema room offers a distinct change of atmosphere without feeling detached from the main living spaces. The room is well scaled, with controlled lighting and direct access to the terrace. Its position allows it to operate independently as a media room, games room or informal lounge, depending on use.

STUDY OR BEDROOM FIVE

Set off the entrance hall, this flexible ground floor room works comfortably as a study or additional bedroom. Garden access and proximity to a shower room provide future adaptability, whether for guest accommodation, home working or multi-generational living, without compromising the flow of the main house.

PRINCIPAL BEDROOM SUITE

The principal bedroom occupies a quiet position on the first floor, enjoying a west-facing outlook and excellent natural light. A dedicated dressing room leads through to a well-appointed en suite, fitted with twin basins, walk-in digital shower and refined sanitaryware. The suite feels proportionate and private, with space to move rather than excess.

BEDROOM TWO SUITE

Bedroom two is a strong secondary suite, dual aspect and well balanced in scale. Built-in storage is discreetly integrated, and the en suite shower room mirrors the quality and restraint of the principal suite. The room functions comfortably as a main guest bedroom or long-term family accommodation.

BEDROOMS THREE AND FOUR AND FAMILY BATHROOM

Both additional bedrooms are genuine doubles, positioned to overlook the rear garden and benefiting from good light. They are served by a family bathroom fitted with composite stone bath, walk-in shower and twin basins. Finishes remain consistent, with durability and clarity prioritised over unnecessary detailing.

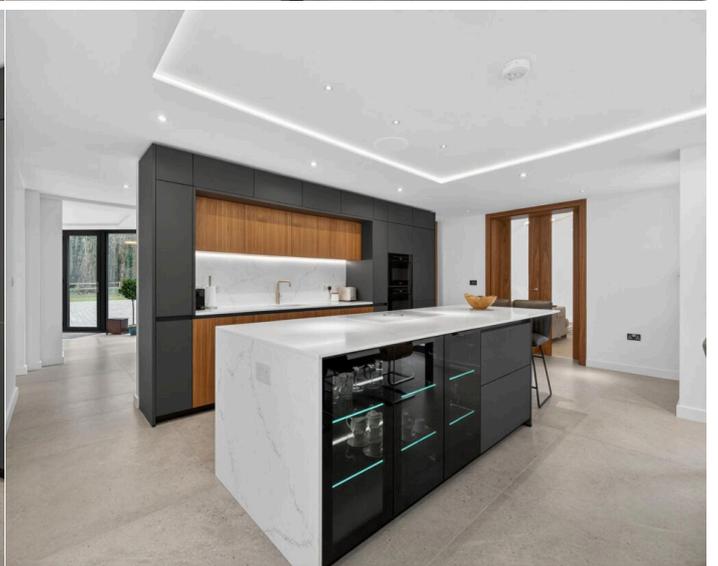
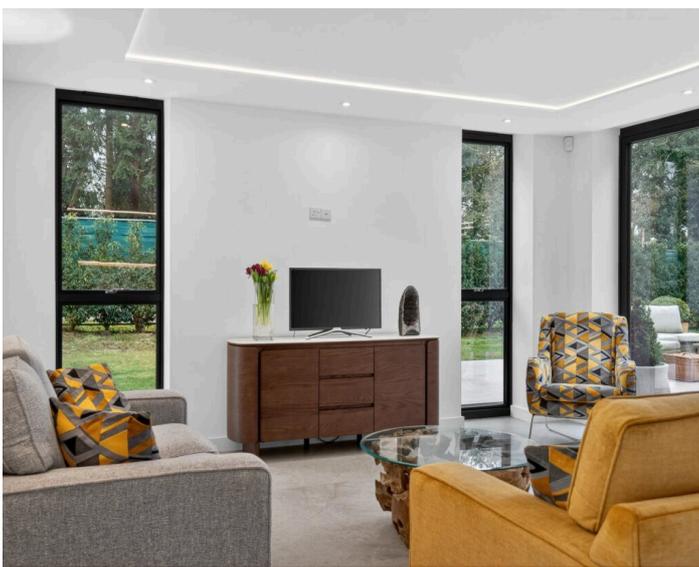
GARDENS, GARAGING AND OUTBUILDINGS

The house is approached via a private, tree-lined drive leading to a gated entrance and extensive block-paved parking. A detached double garage with adjoining carport provides excellent storage, while additional outbuildings offer further flexibility for workspace or garden use. The gardens wrap around the house, predominantly laid to lawn with mature planting and wide porcelain terraces extending the living spaces outdoors.

LOCATION AND CONVENIENCES, DRAYTON

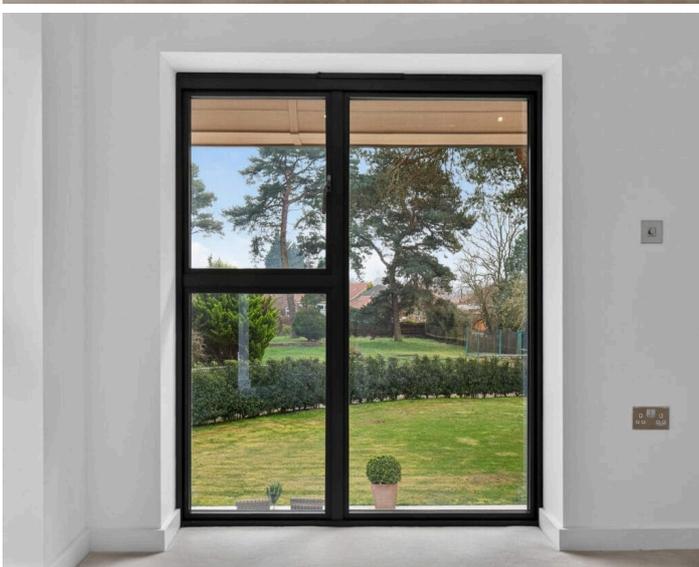
Drayton is a well-established Broadland village offering an excellent balance of accessibility and day-to-day convenience. Local amenities include shops, schooling and regular transport links, while Norwich city centre lies just a short drive away, providing mainline rail connections, cultural venues and retail. The village is also well placed for access to the Northern Distributor Road, making travel across Norfolk efficient without compromising the quieter residential setting.

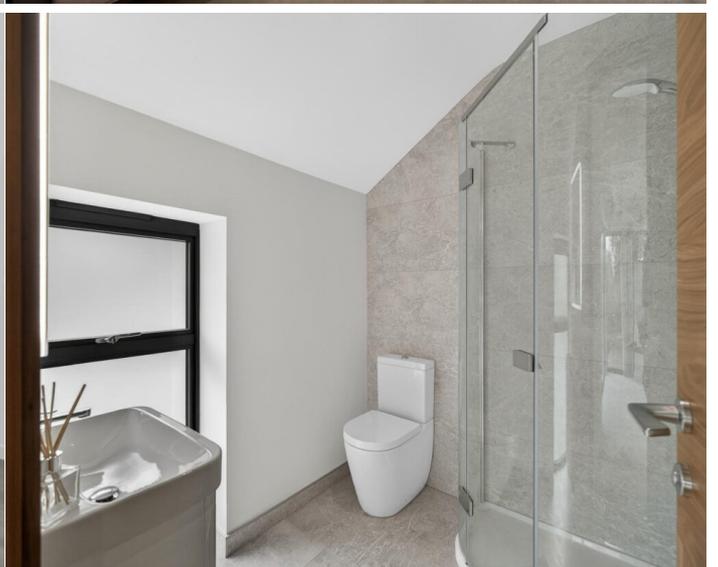










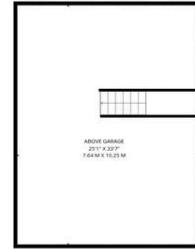
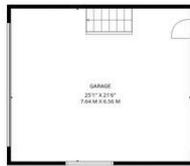
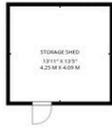








Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 3261 sq ft, 303 m2
 SHED & GARAGE (BOTH FLOORS): 1310 sq ft, 121 m2
 LOW CEILINGS: 261 sq ft, 25 m2

OVERALL TOTALS: 4832 sq ft, 449 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

