

Woods End, Drayton

Guide Price £1,300,000



Full Description

Our Considered View of This Home

Completed in 2023, this architect-designed home sits within a small private development on the edge of Drayton and offers over 3,300 sq ft of exceptionally well-planned accommodation. What stands out immediately is the amount of light and space throughout the house. Large windows, wide openings and triple-aspect rooms give it a bright, open feel from morning through to evening.

The layout has been designed around modern family life. The kitchen, dining and family room forms the natural centre of the house, providing plenty of space for everyday living as well as entertaining. Bi-fold doors open directly onto the terrace and gardens, making the transition between house and garden feel effortless during the warmer months.

The accommodation is both generous and practical. All five bedrooms have their own en suite, including a ground floor suite that works equally well for guests, older relatives or anyone wanting bedroom accommodation on the ground floor. The detached double garage, room above and separate garden room provide further flexibility as family needs change over time.

The house is also remarkably efficient. Underfloor heating is powered by an air source heat pump, solar panels contribute to energy generation, and the property achieves an A-rated EPC. Combined with high-quality construction, it offers the reassurance of a modern home designed to perform as well as it looks.

Outside, the gardens extend to around half an acre and wrap around the house, providing a good balance of open lawn, mature planting and terrace space. There is plenty of room for children to play, summer gatherings with friends and family, or simply enjoying the privacy of the setting.

For buyers seeking a substantial modern home that combines space, efficiency and flexibility, 1 Woods End offers a compelling package in one of Broadland's most convenient village locations.

ENTRANCE HALL

The entrance hall sets the tone for the house, with generous proportions and excellent natural light. Porcelain tiled flooring continues through the main circulation areas, while a walnut staircase with glass balustrading forms an attractive focal point. From here, the principal rooms are easily accessed, giving the house a natural sense of flow.

KITCHEN, DINING AND FAMILY ROOM

This is the room most families will spend the majority of their time in. Arranged across the rear of the house, it combines cooking, dining and living space within one large triple-aspect room. The kitchen itself is fitted with contemporary cabinetry, Dekton worktops, a Quooker tap and a

Features

- Over 3,300 sq ft of accommodation
- Underfloor heating throughout the entire house
- Five bedrooms, all with en suites
- A-rated EPC with solar panels and air source heat pump
- Bespoke designer kitchen with Quooker Tap
- Flexible accommodation including ground floor suite
- Detached double garage with room above
- Private development setting in sought-after Drayton
- A-rated EPC with solar panels and air source heat pump
- Exceptional kitchen, dining and family room

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range of integrated appliances. A substantial island provides additional workspace and informal seating, while two sets of bi-fold doors open directly onto the terrace and garden.

SITTING ROOM

The sitting room provides a quieter space away from the main family hub. Large sliding doors frame views of the garden and bring in plenty of natural light, while the triple-aspect design gives the room a bright and open feel throughout the day. Its proportions make it equally suited to everyday use or larger gatherings.

PRINCIPAL BEDROOM SUITE

Occupying a prominent first-floor position, the principal suite is one of the standout rooms in the house. Triple-aspect windows provide excellent natural light, while built-in wardrobes offer practical storage without dominating the room. The en suite includes both a bath and a walk-in digital shower, creating a well-appointed private space.

BEDROOMS TWO, THREE AND FOUR

All three bedrooms are comfortable doubles and each benefits from its own en suite. Bedroom three also enjoys access to a west-facing balcony, offering an elevated outlook across the surrounding area. The consistency of finish throughout the bedrooms and bathrooms contributes to the sense of quality that runs through the house.

GAMES ROOM / GROUND FLOOR BEDROOM 5

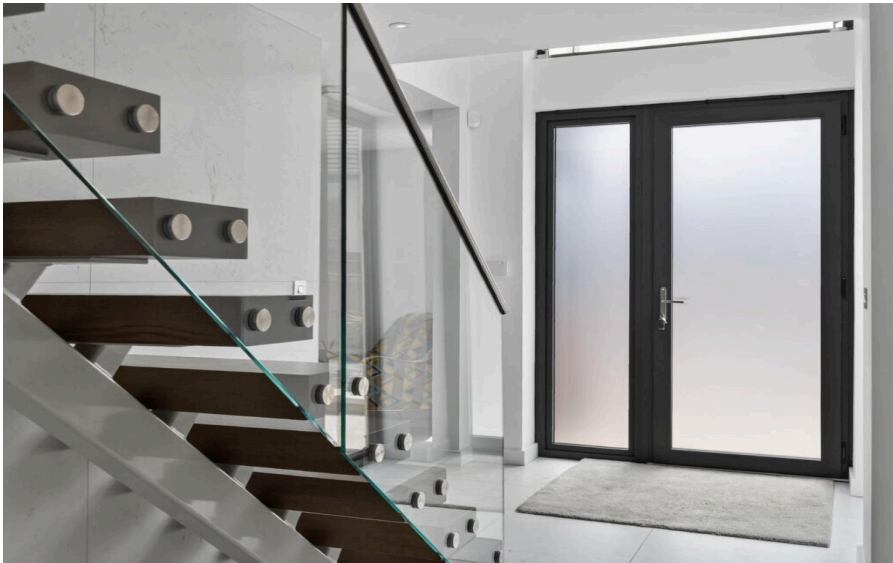
One of the most useful rooms in the house, this space can adapt to a wide range of requirements. It works equally well as a guest suite, bedroom, home office, games room or hobby space, with the adjoining en suite shower room allowing complete independence from the rest of the accommodation.

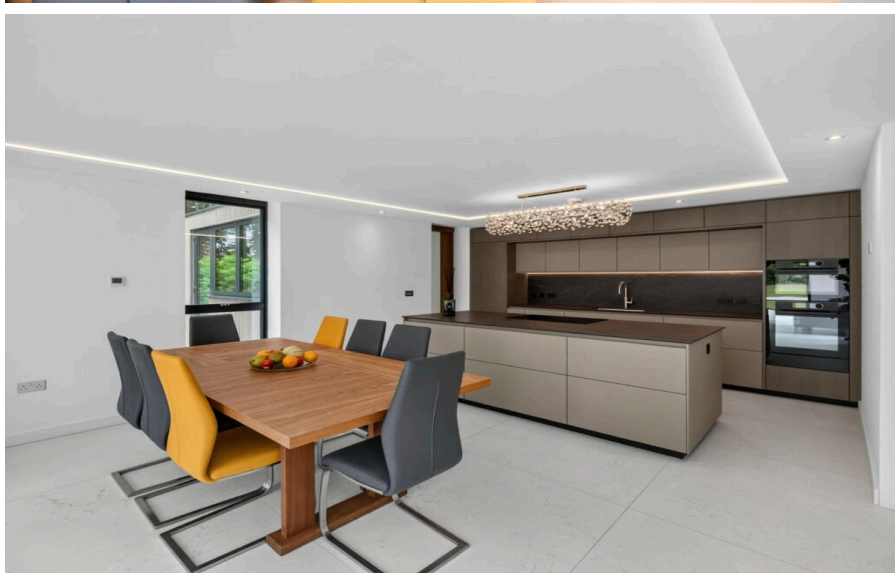
GARDENS, GARAGING AND OUTBUILDINGS

A private tree-lined drive leads to extensive parking and a detached double garage. Above the garage is a further room that could serve as a home office, studio or additional recreational space. The gardens extend to approximately half an acre, with mature planting helping to create privacy around the boundaries. Porcelain terraces provide several areas for outdoor seating and dining, while the detached garden room offers useful additional accommodation away from the main house.

LOCATION AND CONVENIENCES

Drayton has long been one of Norwich's most popular villages, offering a wide range of day-to-day amenities together with excellent access to the city. Schools, shops and local services are all close by, while Norwich provides rail connections, shopping, restaurants and cultural attractions. The nearby Northern Distributor Road makes travelling across Norfolk straightforward, whether commuting, visiting the coast or heading further afield.

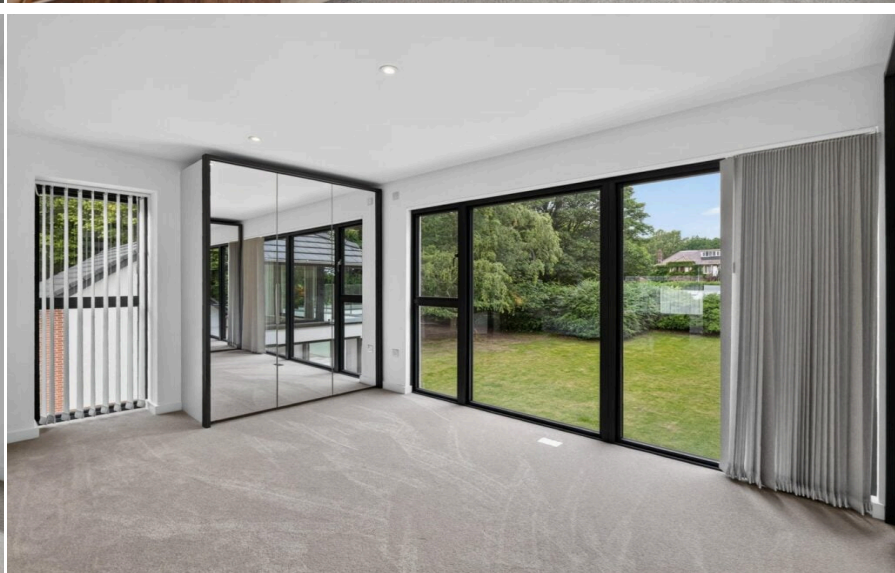




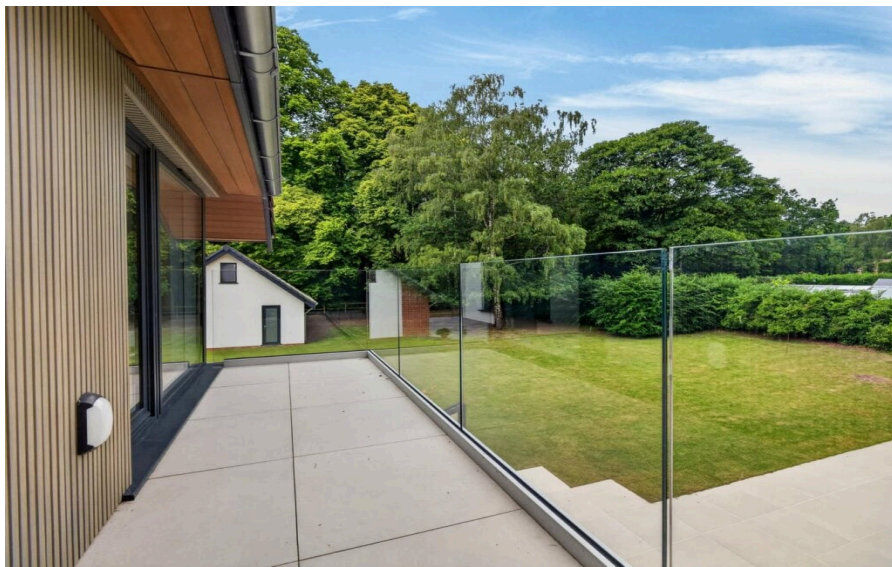




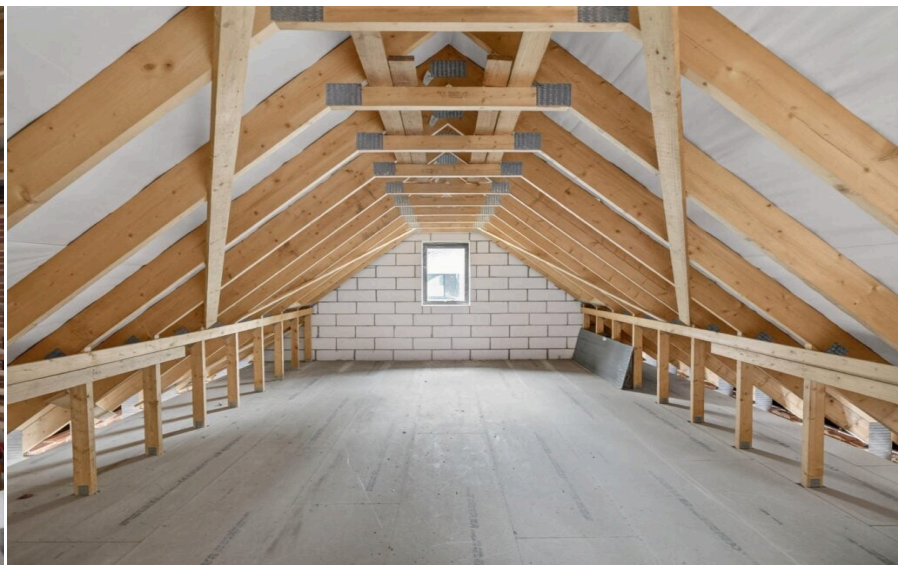


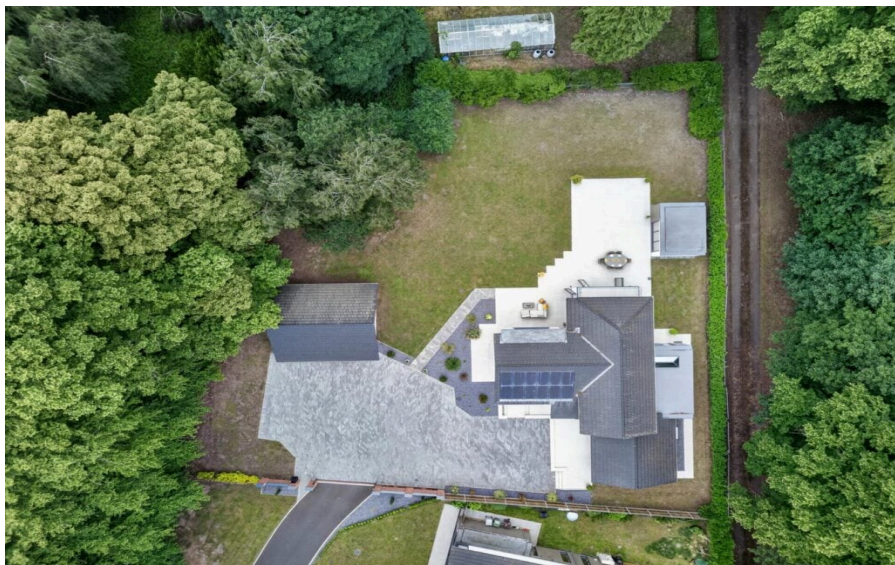










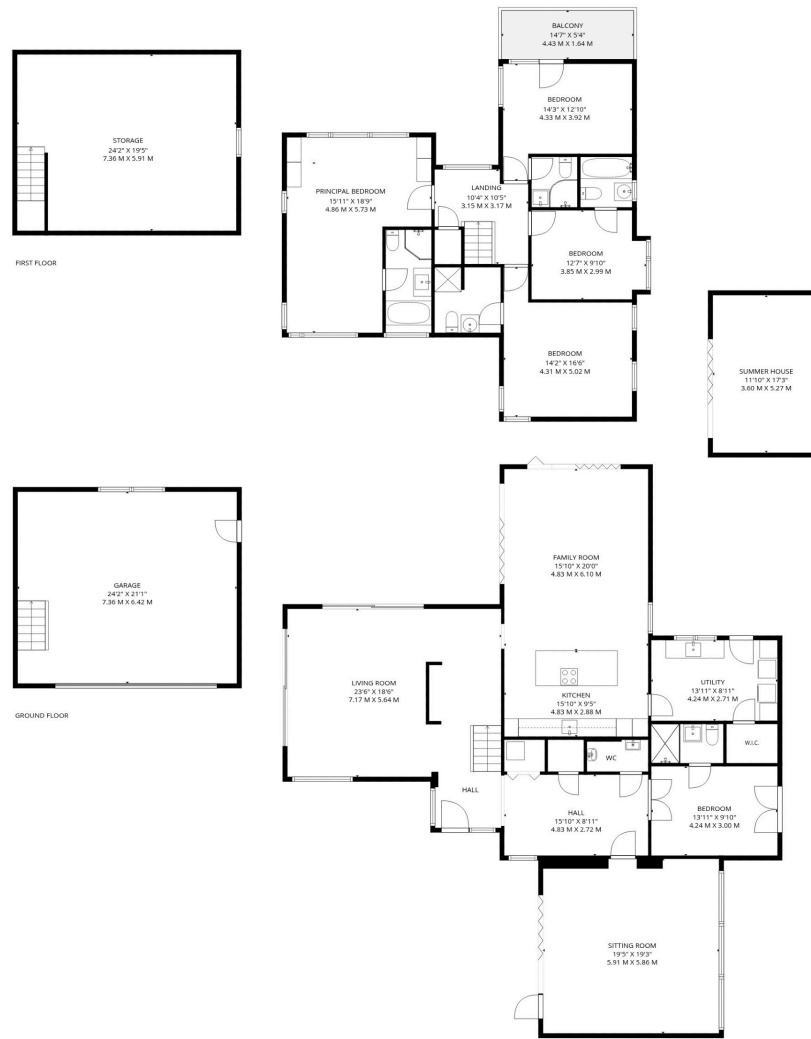








Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 2918 sq ft, 271 m2
 BALCONY: 78 sq ft, 7 m2
 GARAGE & OUTBUILDINGS: 957 sq ft, 89 m2

OVERALL TOTALS: 3953 sq ft, 367 m2

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

