



School Road, Drayton - NR8 6EG

**STARKINGS
& WATSON**

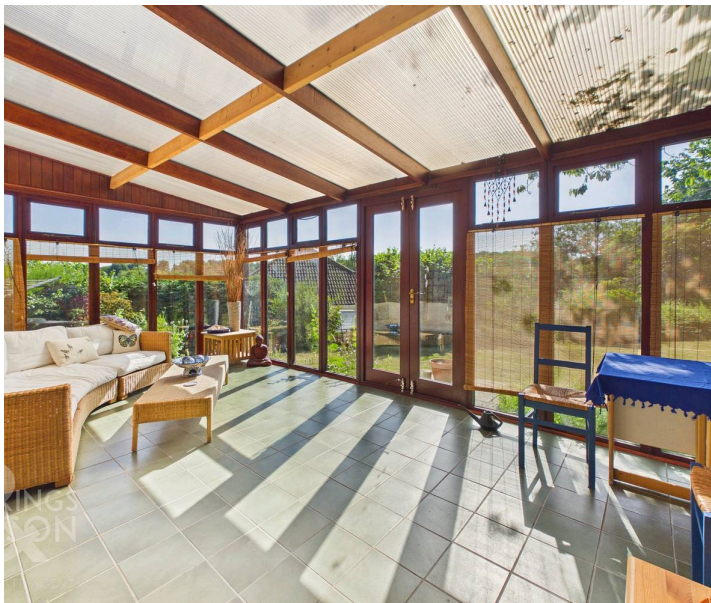
HYBRID ESTATE AGENTS



School Road

Drayton, Norwich

NO CHAIN! Enjoying a PRIVATE POSITION on a SUBSTANTIAL 0.34 ACRE PLOT, this EXTENDED DETACHED BUNGALOW offers a rare opportunity to MODERNISE, REMODEL or further EXTEND (stp). Making an ideal family home with exceptional potential and being well situated within walking distance to LOCAL AMENITIES, SCHOOLS and TRANSPORT LINKS. The property opens to a welcoming HALLWAY ENTRANCE, providing an ideal MEET and GREET space and leading to all accommodation. The heart of the home is the OPEN KITCHEN/DINING ROOM, perfectly complemented by a separate UTILITY ROOM for added convenience. The impressive 17' SITTING ROOM provides a generous space for relaxing or entertaining, whilst the adjacent 18' GARDEN ROOM boasts PANORAMIC VIEWS of the surroundings, with FRENCH DOORS leading out to the garden. THREE WELL-PROPORTIONED BEDROOMS offer comfortable family accommodation, all served by a three piece FAMILY SHOWER ROOM. Heading outside, the EXPANSIVE GARDENS are a true highlight of the home, offering a PRIVATE OUTLOOK



and MATURE throughout, offering endless potential with a great sense of seclusion and space. Additionally, DRIVEWAY PARKING can be found for multiple vehicles in addition to a DETACHED GARAGE.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Extended Detached Bungalow Offering Huge Scope To Modernise/ Remodel/ Extend
- Privately Positioned On A Substantial 0.34 Acre Plot
- 17' Sitting Room & 18' Garden Room Enjoying Panoramic Views
- Open Kitchen/ Dining Room & Separate Utility Room
- Three Well Proportioned Bedrooms & Family Shower Room
- Expansive Mature Wraparound Private Gardens
- Driveway Parking & Detached Garage

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

Set well back from the road and beautifully screened by mature hedging and plantings for excellent privacy, a descending pathway leads to the front of the property. The main entrance is sheltered beneath an open porch, opening out onto an adjacent patio/ courtyard garden offering ample space for outdoor furniture. This delightful setting is further enhanced by a charming raised pond, framed by a colourful variety of vibrant shrubs and plantings.

THE GRAND TOUR

Stepping inside, the bright and welcoming entrance hallway offers an ideal reception space, complete with built-in storage to keep coats and shoes neatly tucked away, whilst loft access is available overhead. Carpeted flooring runs underfoot and extends into two of the bedrooms, the first comfortably accommodates a double bed and benefits from uPVC double glazed windows and integrated storage, whilst the second is currently utilised as a home study. Also accessed from the hallway is the three piece family shower room, servicing all bedrooms and featuring a double walk-in shower with a folding glass screen and vanity storage beneath the sink.

From here, you are guided into the heart of the home, the spacious, open plan kitchen and dining room with practical hard flooring for easy maintenance. The kitchen boasts extensive storage within a range of wall and base units, wraparound worktops and freestanding space for appliances, whilst the dining area comfortably houses a formal table. A door leads through to a separate utility room, which offers plumbing for a washing machine and tumble dryer, extra space for further white goods and direct access onto the garden. At the end of the dining space, a further door opens into a generous 17' sitting room centred around a characterful exposed brick feature fireplace, offering carpeted flooring and lovely garden views through uPVC double glazed windows.

Perfect for entertaining, internal French doors open into the versatile 18' garden room, boasting panoramic garden views with French doors leading out and ample space for additional soft furnishings. Completing the internal accommodation is an inner hallway, an ideal spot for a study nook, which leads to a final double bedroom complete with continued carpeted flooring, fitted wardrobes and ample space for a vanity desk.

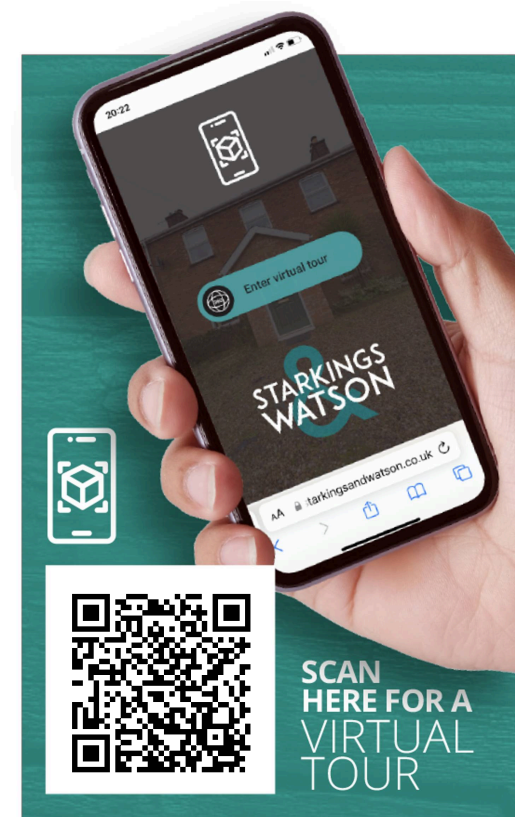
FIND US

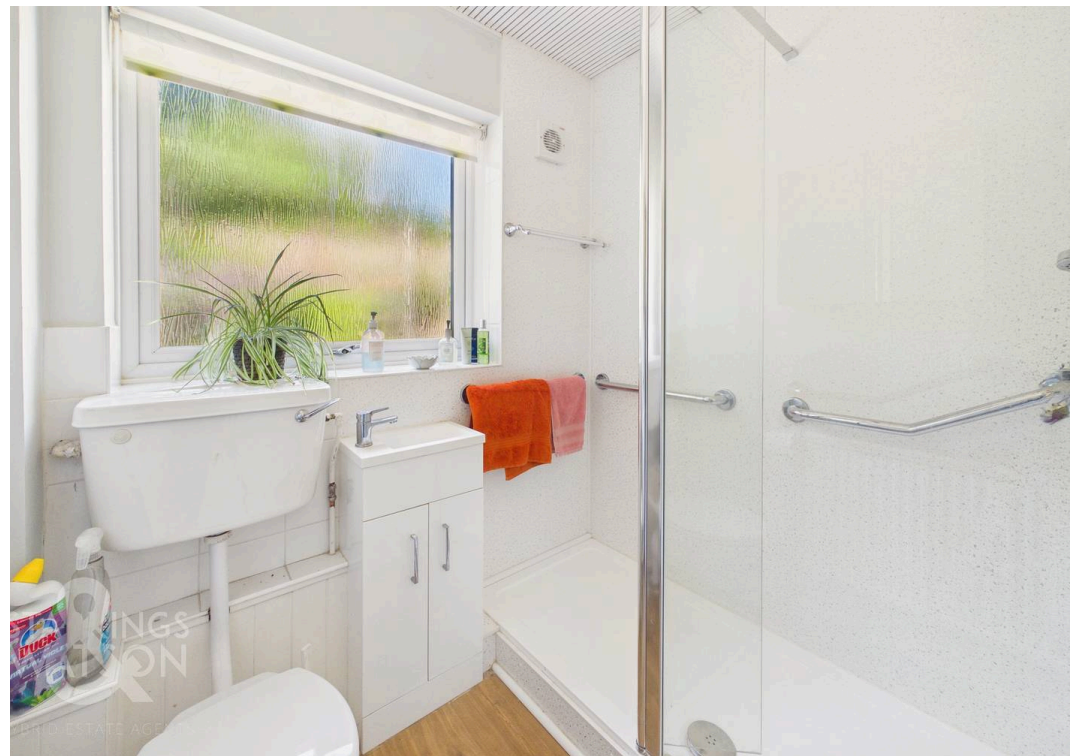
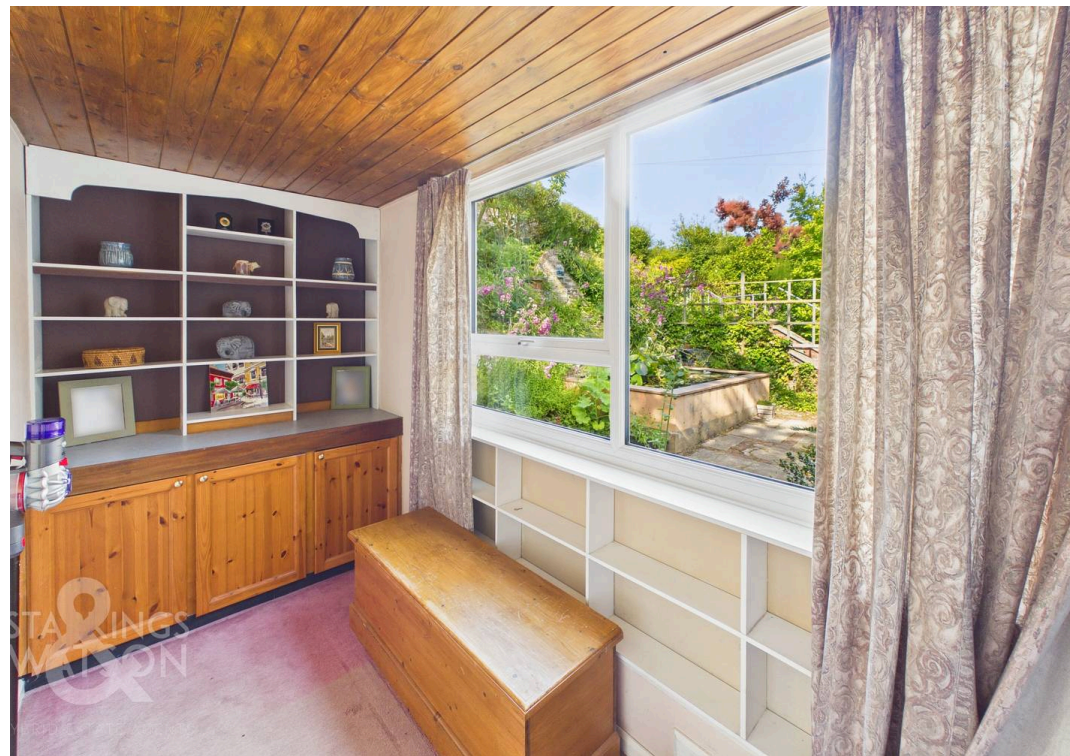
Postcode : NR8 6EG

What3Words : ///pronouns.torches.curable

VIRTUAL TOUR

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

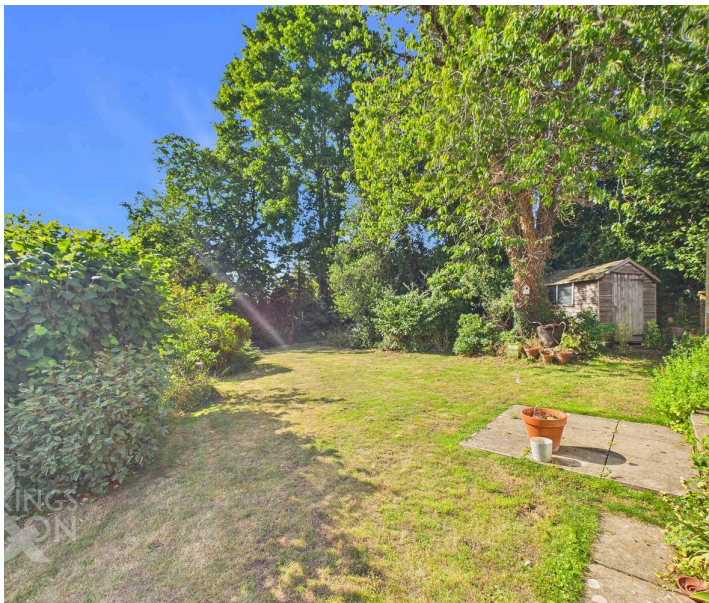


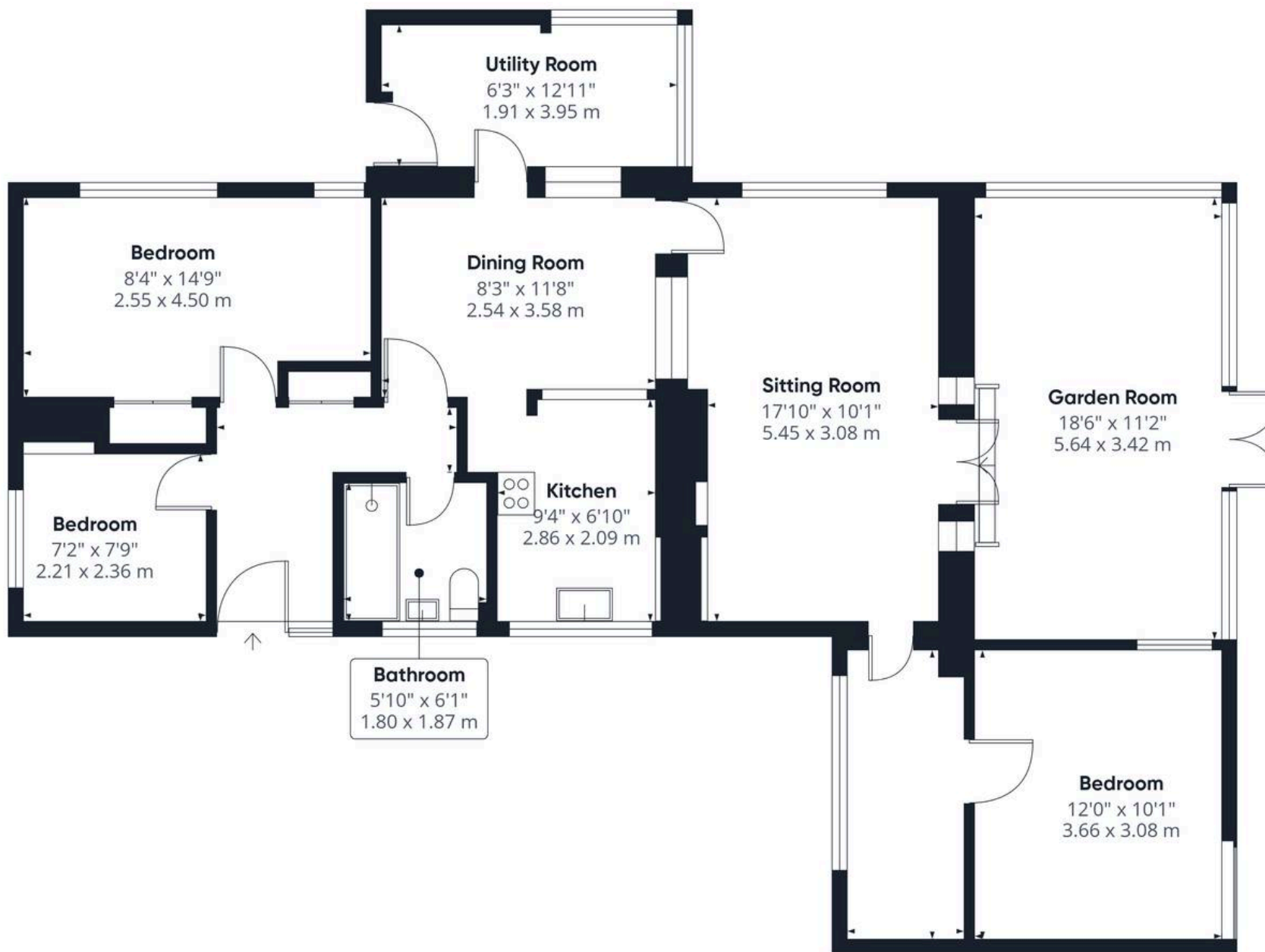




THE GREAT OUTDOORS

Stepping outside from the garden room, you are welcomed onto a flagstone patio that gives way to an expansive, beautifully maintained lawn wrapping around the property. The grounds are framed by mature shrubs and plantings, creating a wonderful sense of seclusion and privacy, whilst a charming wooded area filled with mature trees wraps around the side of the plot. In the corner of the garden, a brick weave patio can be found nestled beneath a wooden pergola, offering a delightful secondary seating area to enjoy the summer months, whilst a wraparound pathway provides easy access back to the front of the home. Various scenic paths meander through the gardens and toward the top of the plot, where a detached garage is accessed via an up-and-over door, complemented by substantial off-road parking for multiple vehicles.





Approximate total area⁽¹⁾

1128 ft²
104.7 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/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.