



PORTFOLIO
from



william h brown

Delane Road, Drayton, Norwich, NR8 6DL

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William H Brown are proud to present this exceptionally modern and spacious four/five-bedroom detached home, set on a generous plot in the highly desirable area of Drayton. Having undergone extensive improvements, this property offers a perfect blend of style, space, and versatility!



Porch

Open fronted porch leading to front entrance door.

Entrance Hall

Spacious entrance hall giving access to all shower room, study, bedroom four, living/dining room, inner lobby. There are also two storage cupboards, and stairs to first floor landing.

Inner Lobby

Upvc double glazed window to side aspect, and door opening to wc.

Wc

Suite comprising hand wash basin, wc, and upvc double glazed window to side aspect.

Shower Room

Suite comprises of walk-in shower with tiled splash back from floor to ceiling, vanity unit with inset wc, and wash hand basin, tiled surrounds, and heated towel rail. Upvc double glazed window side aspect.

Study/Optional Bed 5

Upvc double glazed window to front aspect, and radiator.

Bedroom Four



Upvc double glazed window to front aspect, and radiator.

Living Room

Upvc double glazed window to side aspect, radiator, and gives access to dining area, and conservatory.

Conservatory

Of upvc construction on a brick base, with double doors opening to side aspect.

Dining Room

Upvc double glazed window to rear aspect, radiator, and door opening to rear lobby.

Rear Lobby

External entrance door and window to side aspect, base unit with work surface over. Further leading to kitchen.

Kitchen

A range of wall and base units with work surfaces over, built in double oven, sink and drainer, plumbing for washing machine. electric hob, extractor fan, space for fridge freezer, and upvc double glazed window to rear aspect.

First Floor Landing

Giving access to bedrooms 1-3, and bathroom.

Bedroom One

Upvc double glazed window to front aspect, radiator, and two storage cupboards.

Bedroom Two

Upvc double glazed window to front aspect, and radiator.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

Bathroom

Suite comprising jacuzzi bath, fully tiled walls from floor to ceiling, vanity unit with inset hand wash basin, wc, heated towel rail, upvc double glazed window to rear aspect.

Outside

As you approach the property you are greeted by a generous brick-weave driveway providing ample off-road parking, exterior lighting, electric car charging point. The remainder of the garden is laid to lawn and is enclosed by panelled fencing and brick walling. A privacy gate leads to the rear of the property, which is feature, and well thought out with split level patio areas, lawned garden, a variety of planters, a summer house, pergola and fully enclosed. Ideal for enjoying the summer months and entertaining.

Agent Note

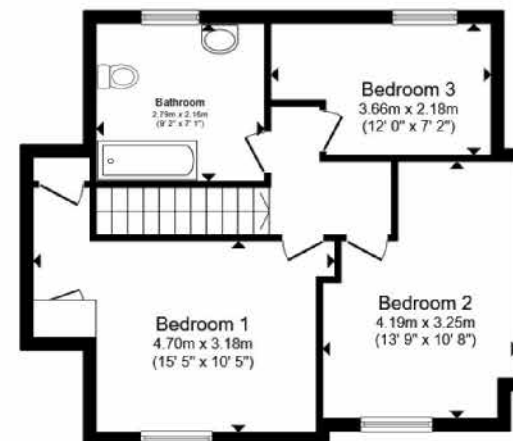
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Ground Floor



First Floor

Total floor area 161.0 m² (1,733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Delane Road, Drayton, Norwich, NR8 6DL

This is a home that immediately impresses with its quality finish and contemporary feel throughout. Thoughtfully upgraded by the current owners, every space has been designed to maximise both comfort and style. At the heart of the home is a stunning 25ft open-plan sitting and dining area, creating a fantastic hub for everyday living and entertaining. This space flows effortlessly into a bright south-west facing conservatory, allowing natural light to pour in and providing lovely views across the garden. The kitchen is equally impressive, finished in a modern style with ample storage and workspace - perfectly suited to busy households or those who love to cook and entertain. The flexibility of this home is a real standout feature. The ground floor offers a generous double bedroom alongside a separate study or fifth bedroom, giving you the option of guest accommodation, home working space, or multi-generational living. Upstairs, you'll find three further well-proportioned bedrooms, all presented to a high standard, along with a modern family bathroom - continuing the home's fresh, move-in-ready feel throughout. Step outside and the property continues to deliver. The rear garden has been thoughtfully landscaped, offering a private and peaceful setting complete with a patio seating area and pergola - perfect for relaxing or entertaining on warm evenings. To the front, a large driveway provides ample off-road parking, alongside a garage and even an EV charging point.

Offers in excess of

£575,000

- Stunning Detached Family Home
- Four/Five Bedrooms
- Contemporary Kitchen with Sleek Finishes
- Generous Driveway, Garage & EV Charging Point

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

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