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21 Binney Road, Drayton, Norfolk, NR8 7AD

Built by the renowned Hopkin Homes in 2024, this exceptional four-bedroom detached family home occupies an enviable position within the highly regarded village of Drayton. Impeccably maintained by the current owners, the property offers stylish and contemporary accommodation finished to an excellent standard throughout. Combining generous and versatile living spaces with quality finishes and a thoughtful layout, this impressive home is perfectly suited to the demands of modern family life.

Drayton is widely regarded as one of Norwich's most desirable villages, particularly popular with families thanks to its excellent schooling for all ages, range of local amenities and convenient access to Norwich. The village enjoys a peaceful setting surrounded by beautiful Norfolk countryside, while superb transport links provide easy access to the city and the wider region.

Set well back from the road, the property is approached via a private driveway measuring approximately 32 metres in length (Subject to confirmation), providing ample off-road parking and access to the garage. The front of the property enjoys attractive views across an open expanse of grassland, creating a pleasant outlook and a wonderful sense of space. To the rear, the enclosed garden is neatly maintained and features a paved terrace, providing an ideal setting for outdoor dining, entertaining and relaxing with family and friends.





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& HURRELL

- VERSATILE & SPACIOUS
- NEAR LOCAL AMENITIES
- DETACHED FAMILY HOME

- ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- AMPLE OFF-ROAD PARKING & GARAGE

- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- TWENTY MILES TO COASTLINE & SEVEN MILES TO CITY

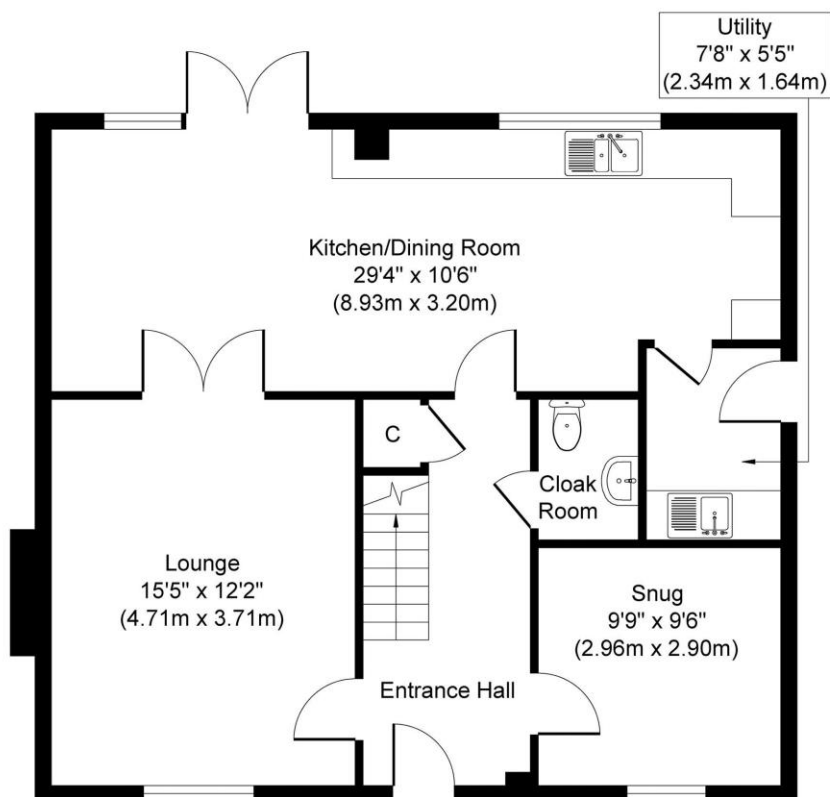
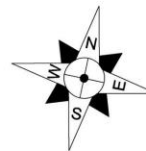
Internally, the property is beautifully presented throughout, with a bright and versatile layout designed for modern living. The welcoming entrance hallway provides access to a useful cloakroom, a versatile snug and a generous family lounge, complete with feature fireplace and double doors opening into the impressive kitchen/dining room. Extending across the full width of the property, the kitchen/dining room forms the heart of the home, providing an excellent space for both everyday family life and entertaining. Further double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A separate utility room adds further practicality. To the first floor are four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom enjoys the added benefit of an en-suite shower room, while the remaining bedrooms are served by a stylish modern family bathroom.

The property's location further enhances its appeal. Norwich city centre is just a short drive away, providing an extensive range of shopping, dining and leisure facilities, together with an array of cultural attractions and historic landmarks. The beautiful North Norfolk coastline and the Norfolk Broads are also within easy reach, offering opportunities for coastal walks, boating, cycling and enjoying the surrounding countryside.

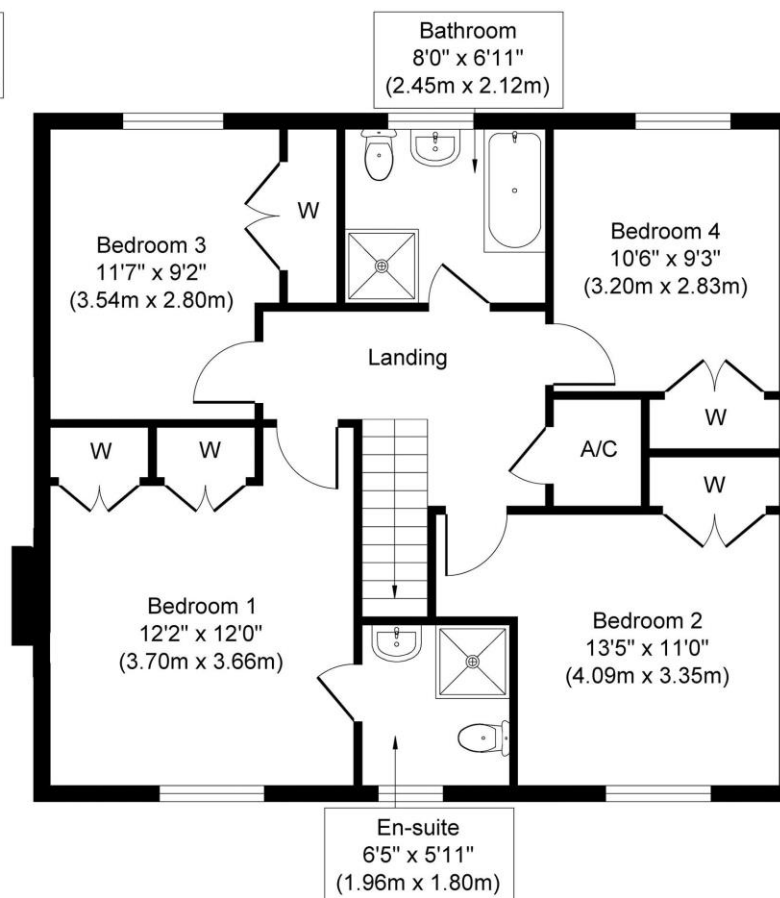




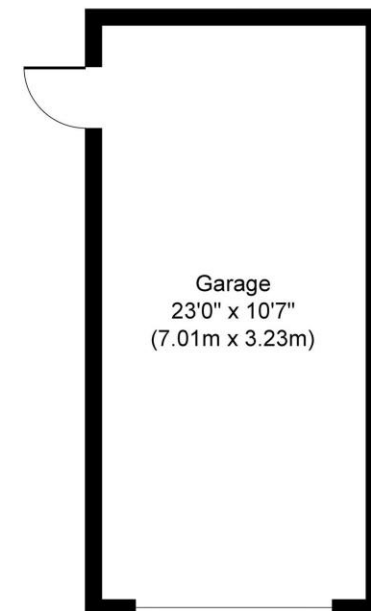
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Ground Floor
Approximate Floor Area
768 sq. ft
(71.36 sq. m)



First Floor
Approximate Floor Area
768 sq. ft
(71.36 sq. m)

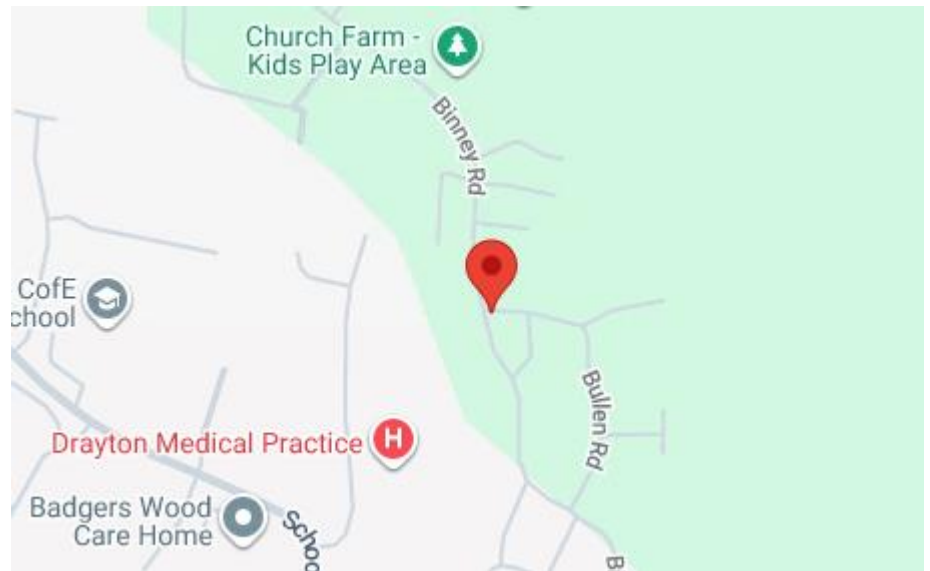


Garage
Approximate Floor Area
244 sq. ft
(22.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

