



11 Bone Road, Drayton

Offers in Region of **£400,000**

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11 Bone Road

Drayton, Norwich

Having been comprehensively renovated to an exceptional standard throughout, this beautifully presented three-bedroom detached bungalow offers stylish, turnkey accommodation in the highly desirable village of Drayton.

The property is approached via a generous brick weave driveway, providing ample off-road parking and access to the single garage.

Stepping inside, a welcoming entrance hall sets the tone for the quality found throughout the home. Positioned at the front of the property are three well-proportioned bedrooms, each beautifully finished with fresh décor, newly fitted LVT flooring and new carpet.

The accommodation continues with a stunning, fully tiled contemporary shower room, newly fitted with high-quality sanitary ware and a spacious walk-in shower. Two useful storage cupboards are conveniently located off the hallway, providing excellent practicality.



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11 Bone Road

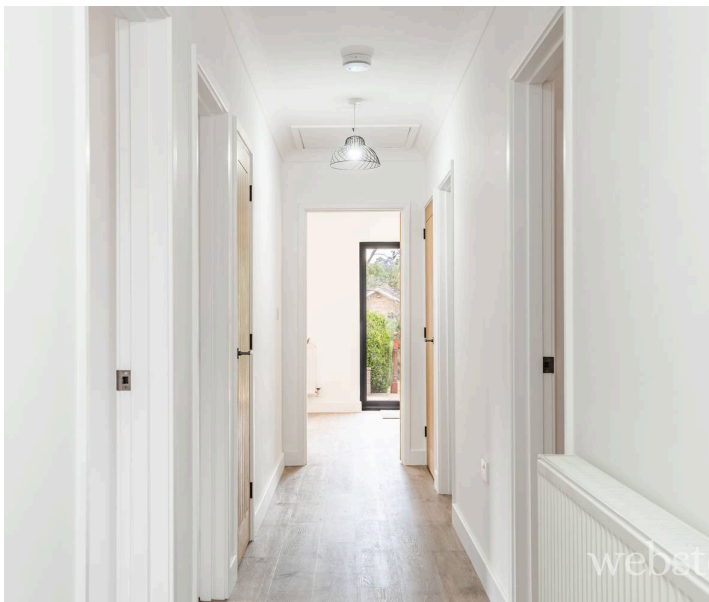
Drayton, Norwich

To the rear of the home, the property opens into a bright and spacious lounge/dining room, creating the perfect setting for both everyday living and entertaining. A stylish fireplace forms an attractive focal point, while the adjoining wrap-around kitchen has been thoughtfully redesigned and upgraded, offering an abundance of contemporary cabinetry, generous work surfaces and a modern finish that complements the rest of the home. Every aspect of this impressive bungalow has been carefully upgraded, including a new gas central heating system, new rewiring, new internal doors & A+ windows, bi-fold doors to the rear, new Luxury Vinyl flooring, new carpets new fascia and guttering and quality finishes throughout, allowing the next owners to move straight in with complete peace of mind.

Outside, the south-facing rear garden provides a private and enclosed space to enjoy throughout the day, complete with a beautifully laid sandstone patio ideal for al fresco dining and summer entertaining.

Council Tax band: C

Tenure: Freehold



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11 Bone Road

Drayton, Norwich

- Immaculately renovated three-bedroom detached bungalow finished to a high standard throughout
- Offered with no onward chain
- Located in the highly sought-after village of Drayton, offering an excellent blend of village charm and convenience
- Spacious lounge/dining room featuring a stylish contemporary fireplace, creating an ideal space for relaxing and entertaining
- Beautifully appointed modern kitchen complemented by a contemporary shower room, both finished with quality fixtures and fittings
- Extensively upgraded throughout, including a new gas central heating system, new internal doors, new uPVC windows, new Luxury Vinyl Flooring and new carpets
- Generous brick weave driveway providing ample off-road parking, together with a detached garage
- Attractive south-facing enclosed rear garden enjoying a high degree of privacy and featuring a stunning sandstone patio, perfect for outdoor dining
- A true turnkey home, offering stylish, low-maintenance living with no onward improvements required



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GARDEN

Externally, the property is set back from the road behind an attractive and private frontage, with a generous brick weave driveway providing off-road parking for up to three vehicles and access to the single garage. The remainder of the front garden has been thoughtfully landscaped with decorative shingle and a selection of established shrubs, creating an attractive first impression while remaining low maintenance. The enclosed south-facing rear garden has been designed for both relaxation and entertaining, featuring a beautifully raised sandstone patio that provides the perfect space for outdoor dining. A neatly maintained lawn extends beyond, all enclosed by fencing to offer a safe and private environment for families, pets and guests alike.

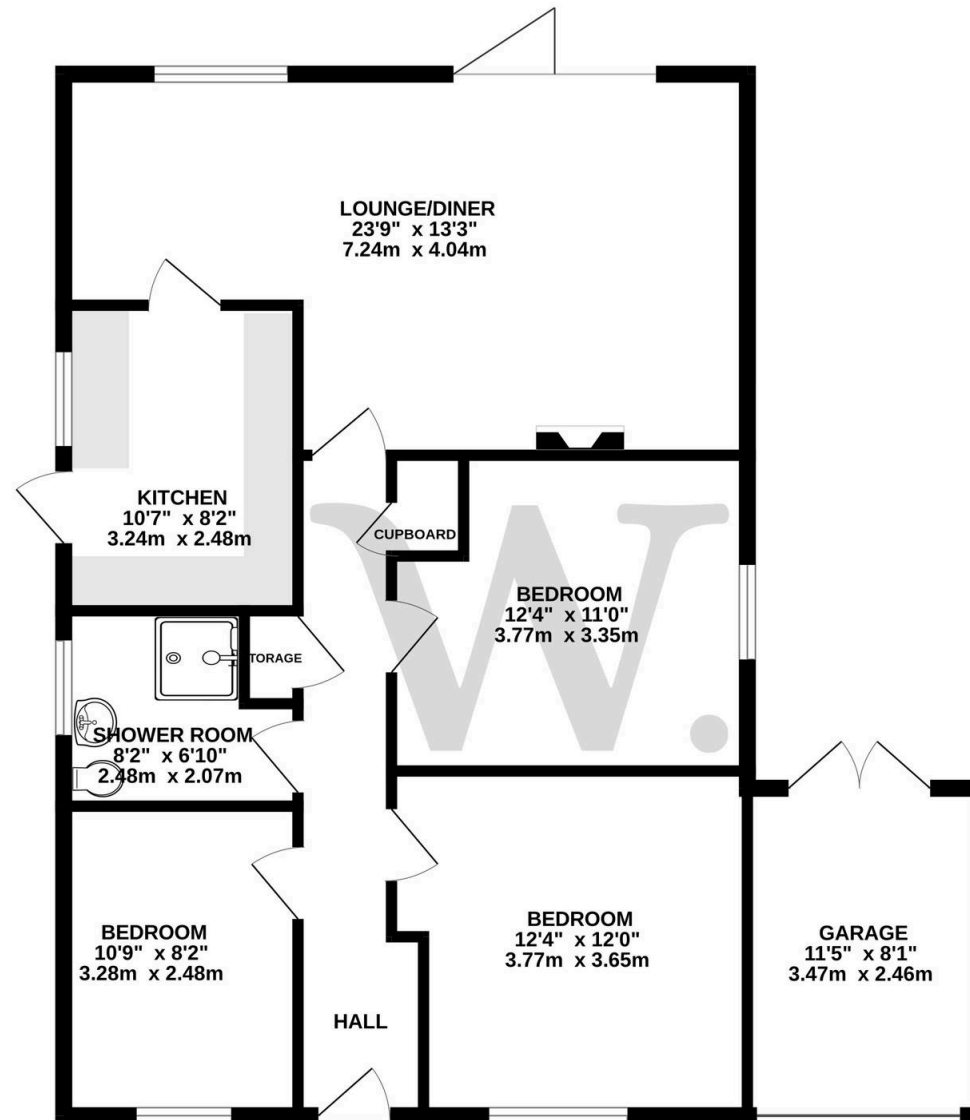
GARAGE

Triple Garage

Single garage and parking for 3 cars.



GROUND FLOOR
950 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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