



INTRODUCING

Holkham House Wells House

The Lodge, Drayton

Plots 10 & 11

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Plots 10 & 11

The Lodge Drive, Drayton, Norwich
NR8 6JQ

Detached Eco-Led Build with 10 Year
Warranty and Solar Panels

Three Double Bedrooms

Open-Plan Ground Floor Living and
First Floor Sitting Room

2,293 Sq. Ft. of Accommodation

Integrated Garage and Double Driveway

Luxurious Specification Throughout

Convenient Location for Norwich City Centre

Less Than Three Miles to Norwich
International Airport

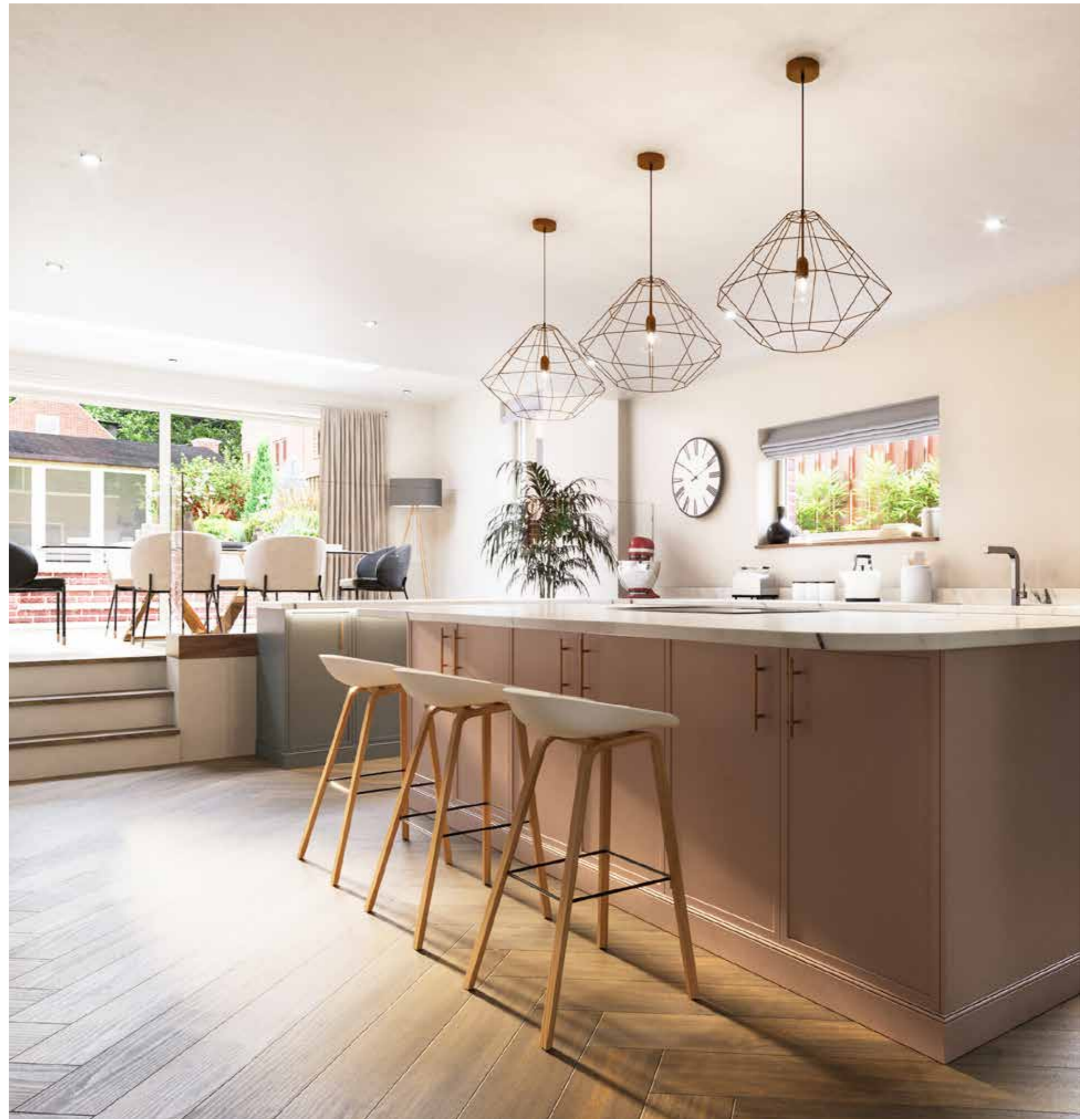
Private Woodland Walks Overlooking
The Wensum Valley

Superb Landscaped Garden and a Garden Room

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A new and outstanding addition to The Lodge's evolving collection of homes is this three bedroom detached property, of which there are just two available.

The ground floor is primarily arranged around an open-plan kitchen, dining, living area, separated only by the stepped flooring. Two sets of sliding doors across the rear ensure this south-facing aspect is flooded with natural light and offers views across the garden from all areas of the open-plan living. The living area features the bespoke full-wall media unit, whilst the dining area has a glass lantern above.

The kitchen itself is another key attribute where the Hidden Talents attention to specification and detail speaks volumes – a beautiful space in which to dine and entertain around the spacious central island. Elsewhere the ground floor offers hallway entrance with cloaks cupboard, fabulous utility room, cloakroom and access directly into the integral garage.

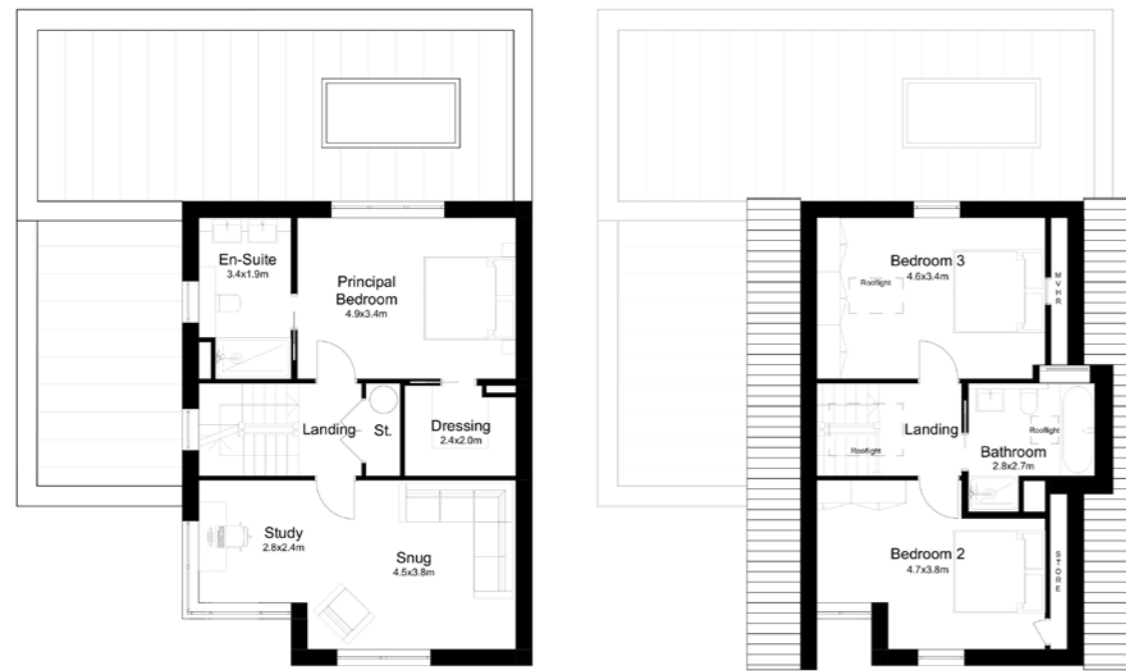


On the first floor there is a further reception room with a combined snug and study offering a wonderful evening retreat. Across the landing is the principal bedroom with an indulgent en-suite complemented by the walk-in dressing room. The second floor offers two further double bedrooms sharing a bathroom.

The exterior to these two homes both include a south-facing garden, framed by elegant brick retaining walls topped with pleached trees to create a peaceful and private outdoors. They also enjoy their own private driveways leading to the garages.

With almost 2,300 sq. ft. of beautiful living space, this particular house type at The Lodge is the perfect blend of eco-led architecture and practicality. The credentials of the build include underfloor heating to ground floors, triple glazed windows and doors, air source heating, and a mechanical ventilation and heat recovery system, all covered by a ten year warranty, providing complete peace of mind for the most discerning of home buyers.



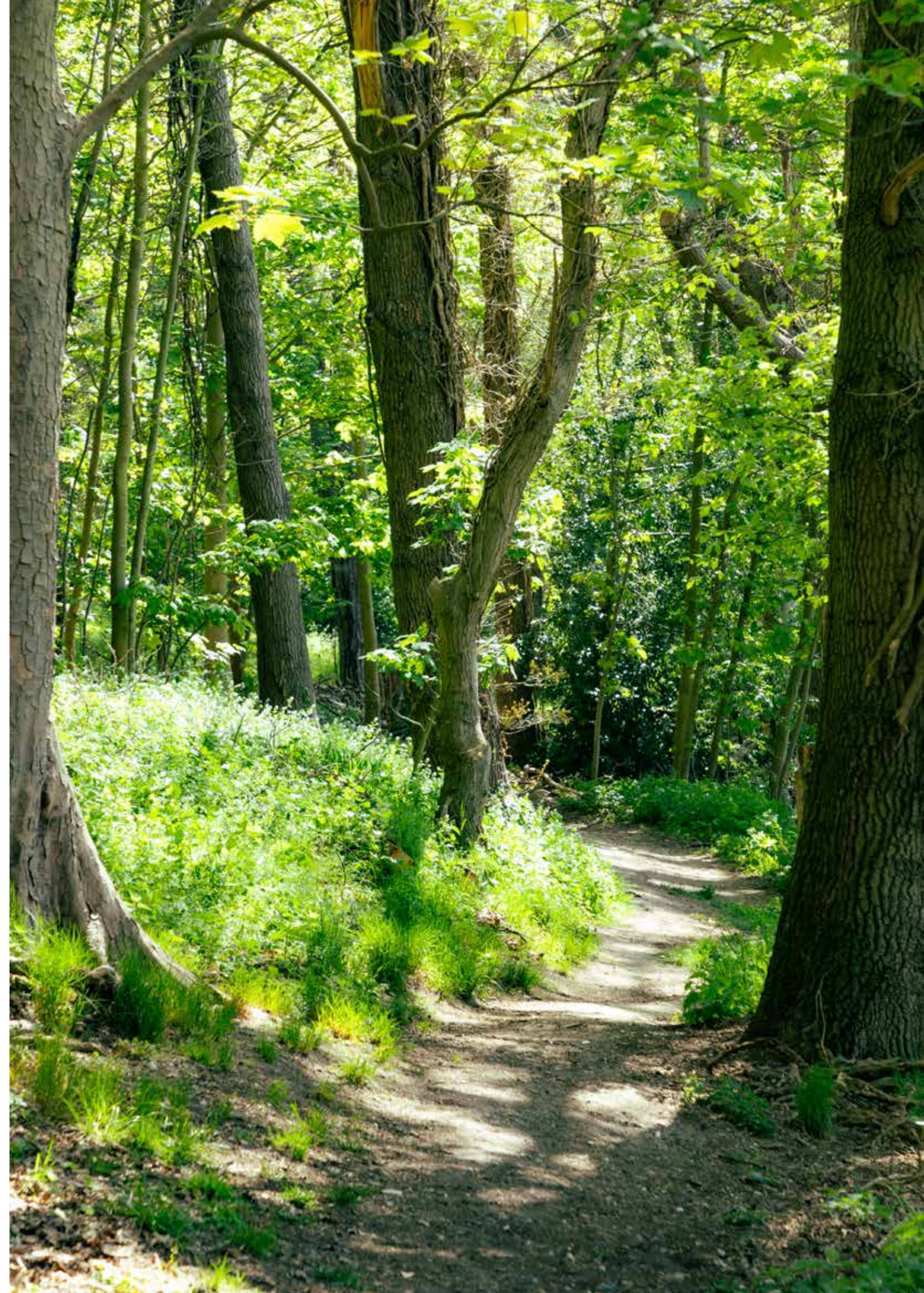


First Floor

Second Floor



Ground Floor



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. 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.

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Specification

CONSTRUCTION

- Highly insulated, air-tight timber frame construction with traditional brick skin
- Antique slate roof tiles
- Larch cladding used in ground floor external details
- Stainless steel rainwear
- Solar Panels

WINDOWS AND DOORS

- Triple glazed windows and doors imported directly from Sweden
- Finished aluminium exterior in pebble grey and white timber interior.
- Triple-glazed Velux roof lights
- Large sliding doors to the rear of the property

STAIRS

- Bespoke Oak and glass staircases
- Oak treads from ground to first floor
- Carpeted first to second floor
- LED lighting incorporated into the stairs on ground floor

HEATING, WATER AND VENTILATION

- Underfloor heating throughout the ground floor
- Feature anthracite column radiators to the first and second floor
- Smart thermostats
- Stiebel Eltron air source heat pump
- Mechanical ventilation and heat recovery system
- 220L hot water tank

FLOOR COVERING

- Moduleo Herringbone flooring throughout ground-floor and bathrooms
- Carpets to the first and the second floor

GARDENS AND BOUNDARIES

- Decorative block paver driveway
- Large sandstone patios to the rear
- Double socket and outside tap
- Boundary treatments comprise a combination of brickwork and high-quality Jacksons fencing
- Garden room option available

JOINERY

- Internal oak doors paired with antique ironmongery
- Pocket doors used in certain areas of the house
- Bespoke fitted media unit to the main living area, complete with electric fire, storage, display and LED lighting
- Fitted wardrobes to principal bedroom, other bedrooms subject to house types
- Modern skirting board and architrave

KITCHENS

- Masterclass kitchens, various colours available
- Quartz worktop in kitchen and utility including 100mm upstand
- Various splashback options available
- Integrated NEFF appliances including single oven, combination oven/microwave, induction hob and extraction, full-length fridge, full-length freezer, wine cooler and dishwasher
- Integrated bin unit
- Large stainless steel under-mount sink, drainer grooves within the worktop and mixer tap
- Aquabion in-line water softener

DECOR

- Farrow and Ball Colour palette throughout
- Neutrals include Skimming Stone, Elephant's Breath, Ammonite and Strong White

- Feature colours include Smoke Green, Inchyra Blue, Mole's Breath, Plummet
- Design and interior team available

LIGHTING AND ELECTRICAL

- Fibre to the premises (FTTP)
- Cat 6 cabling throughout with a network switch
- External lighting to front, rear and side paths
- Low-energy LED downlights throughout
- LED feature lighting used in specific plots
- Generous amount of sockets throughout the property

BATHROOMS

- Statement dual sink vanity unit, with wall hung taps to en-suite
- Low-profile shower tray, dual shower head with built-in shower niches for storage
- Modern wall-hung toilets with soft close seat and chrome flush plate
- Large 1800 x 800 bath with filler overflow
- Ceramic tiles to bathrooms within shower enclosures and bath areas
- LED mirrors to the main en-suite
- Dual fuel towel radiators





The Developer

Hidden Talents Homes creates quality and aspirational property for both residential and commercial projects.

The Lodge is brought to you by Hidden Talents Homes, the name behind some of Norfolk's most iconic brands such as 'Byfords' of Holt and 'The Pigs' at Edgefield. They also completed the successful development of 'The Dial House' in Reepham, a collection of six Georgian conversions and eleven new build homes. The Lodge will mirror the same attention to detail and provide an exclusive way of life you would expect from this exceptional brand.



The Lodge

IN DRAYTON,
RURAL CHARM CLOSE TO
NORWICH CITY

Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

The pretty suburban village offers all the amenities you could need including a post office, dentist, doctors' surgery, pharmacy, and a Tesco Superstore. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away, and a Coffee house.

Drayton has a wonderful community, St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



Woodland Walks at The Lodge



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating with underfloor heating to the ground floor and radiators to the upper floors.

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

Predicted energy efficiency rating: A.

The properties will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///reefs.window.newsreel

AGENT'S NOTE

Some images used are dressed CGI's of the anticipated finished build, mixed with some photos of other similar properties at The Lodge.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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