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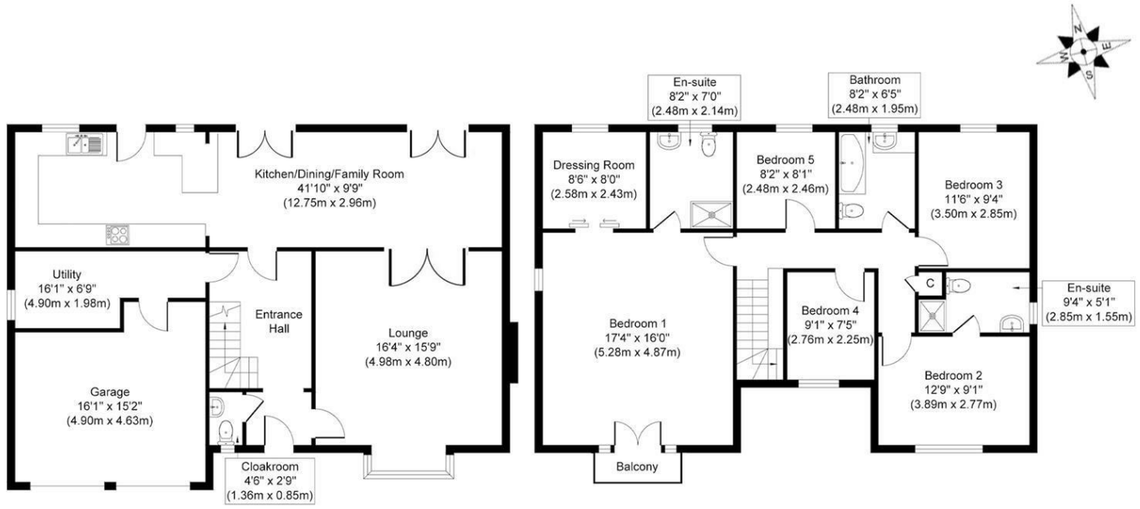
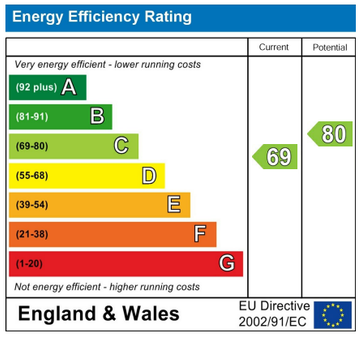


Ground Floor
Approximate Floor Area
915 sq. ft
(85.00 sq. m)

First Floor
Approximate Floor Area
1017 sq. ft
(94.45 sq. m)



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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Highgate House I 27 Manor Farm Close I Drayton I Norwich I NR8 6EE

Price Guide £650,000

GUIDE PRICE: £650,000 - £675,000 This outstanding home has been carefully enhanced throughout and is beautifully presented, offering spacious and well-arranged accommodation that suits modern family life and entertaining with ease.

The sitting room is bright and inviting, enjoying plenty of natural light and a feature central fireplace that provides a warm and attractive focal point.

At the centre of the home is a superb open-plan kitchen, designed for both everyday living and hosting. It provides excellent workspace, storage, and a breakfast bar for relaxed dining and socialising. The layout flows naturally into the dining and seating areas, with double doors opening into the sitting room, creating a great sense of space when entertaining. The kitchen also enjoys views over the landscaped garden, with two sets of French doors leading outside, along with a utility room, cloakroom, and internal access to the double garage.

Upstairs, the principal bedroom is a generous size and benefits from a Juliette balcony, dressing area, and a modern en-suite shower room. There is also a guest bedroom with its own en-suite, together with three further bedrooms and a stylish family bathroom.

To the front, a gated entrance leads onto a long driveway providing ample parking and access to the double garage.

The rear garden has been attractively landscaped, featuring a large terrace ideal for outdoor seating and dining, a well-kept lawn, and raised planted borders that add colour and structure. An elevated seating area with a summer house offers a quiet space to relax and enjoy the garden setting.

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Location
Drayton is a highly sought-after village located just to the north-west of Norwich, offering the perfect balance between peaceful village living and easy access to the city. Known for its strong community feel, Drayton benefits from a range of local amenities including shops, pubs, schools, and healthcare facilities, making it ideal for families and professionals alike. The area is well-served by reputable schooling for all ages, and there are regular transport links into Norwich city centre, as well as convenient access to the Northern Distributor Road, providing excellent connectivity to surrounding areas and beyond. Drayton also offers plenty of green spaces and nearby countryside, perfect for walking and outdoor activities, while still being within easy reach of Norwich's shopping, dining, and cultural attractions. Manor Farm Close itself is a quiet residential cul-de-sac, well positioned within the village, offering a peaceful setting while remaining close to all local amenities. Overall, Drayton is a desirable location that combines convenience, community, and a high quality of life.

Accommodation comprises:
Door too.

Entrance Hall
Doors leading to the downstairs WC, sitting room, utility room, and kitchen/dining area.

WC
Low level Wc aswell as a hand wash basin.

Lounge 16'4" x 15'11"
The sitting room feels light and welcoming, with large windows allowing natural daylight to pour in throughout the day. A striking central fireplace forms an attractive focal point, adding character and providing a comforting warmth that makes the space inviting all year round.

Kitchen/Dining/Family Room 41'9" x 9'8"
The kitchen has been beautifully designed to suit both everyday living and entertaining, offering an excellent range of worktops, storage, and preparation space. A stylish breakfast bar creates a natural divide within the room while also providing the perfect spot for casual dining and conversation. The kitchen enjoys a lovely outlook over the well-maintained rear garden, with two sets of French doors opening directly outside, bringing the outdoors in and enhancing the sense of space and light.

Utility 16'0" x 15'2"
The property benefits from a well-appointed utility room, a cloakroom, and access to the integral double garage. The property also boasts a brand new, top-of-the-range kitchen, finished to a high standard throughout.

First Floor Landing
Leading to all five bedrooms and the main family bathroom.

Bedroom One 18'4" x 16'0"
Bedroom One is a fantastic size and benefits from a Juliette balcony, dressing room and modern en-suite shower room.

En-Suite
The en suite is well-appointed and features a spacious walk-in shower, a hand wash basin, and a concealed WC, all finished to a modern standard.

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Bedroom Two 12'9" x 8'11"
Built in wardrobes, window to front aspect and door to ensuite.

En-Suite
The en suite comprises a shower cubicle, a low-level WC, and a hand wash basin, all neatly arranged to provide a practical and well-presented space.

Bedroom Three 11'6" x 9'3"
Bedroom three is well-proportioned and offers a comfortable and versatile space, featuring a window to the rear aspect that allows in plenty of natural light and provides a pleasant outlook.

Bedroom Four 8'0" x 8'0"
Bedroom four features a window to the rear aspect. This room is ideal as a fourth bedroom, but would also make a perfect home office or study space if required

Bedroom Five 8'11" x 7'4"
This room is ideal as a fifth bedroom, but would also make a perfect home office or study space if required

Bathroom
The family bathroom comprises a bath with an overhead shower, a low-level WC, and a hand wash basin.

Double Garage 16'0" x 15'2"
The property benefits from a double garage with power and lighting, offering excellent versatility. In addition to secure parking, it can be used for storage or adapted to suit a variety of needs, such as a workshop or hobby space.

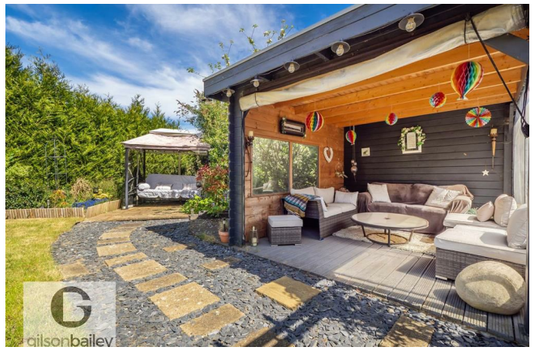
Tenure
Freehold

Local Authority
Broadland - Tax Band F

Utilities
Mains water, electricity, gas and drainage.
Broadband: Fibre to Property

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



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