



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**4 Station Road | Drayton | Norwich | NR8 6SA**

**£425,000**

**\*\*A MUST SEE SEMI DETACHED HOUSE TUCKED AWAY DOWN A PRIVATE ROAD\*\*** Gilson Bailey are delighted to offer this stunning, extended four-bedroom semi-detached bay-fronted home, tucked away down a private road within the highly sought-after village of Drayton. Beautifully renovated to an exceptional standard by the current owners, this impressive property offers an abundance of character, space and versatility, making it the perfect home for modern family living. The accommodation comprises a welcoming entrance hall, a charming bay-fronted lounge featuring a striking dual-aspect wood burner, a separate dining room ideal for entertaining, a well-appointed kitchen, a useful utility room and a bright conservatory overlooking the rear garden. Upstairs, there are four well-proportioned bedrooms and a family bathroom accessed from the landing, while ladder access leads to a spacious loft room offering excellent additional storage or potential for a variety of uses. Outside, the property continues to impress with a driveway providing off-road parking to the front and an extensive enclosed rear garden, predominantly laid to lawn, creating a wonderful space for families, outdoor entertaining and relaxation. Further benefits include double glazing, gas central heating and high-quality finishes throughout. Combining generous accommodation, stylish presentation and a tucked-away village setting, this outstanding home is certain to attract strong interest and early viewing is highly recommended.



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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#### Location

The village of Drayton can be found between Hellesdon and Taverham on the A1067 with many local amenities to include schooling, doctors surgery, popular local shops and supermarkets, pubs and restaurants with regular public transport links to and from the city centre. There are lovely walks with ease of access to Marriott's way and the NDR providing access to the North Norfolk coastline.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

#### Lounge 16'7" x 11'10"

Double glazed window, radiator, wood burner.

#### Dining Room 13'5" x 9'11"

Double glazed window, radiator, wood burner.

#### Kitchen 13'5" x 9'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window, radiator, under stairs storage cupboard.

#### Utility Room 9'0" x 8'10"

Base units with worktops over, space for washing machine, double glazed window, PVC door.

#### Conservatory 13'0" x 8'3"

Patio doors to rear garden.

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 16'6" x 9'11"

Double glazed window, radiator.

#### Bedroom Two 13'8" x 9'10"

Double glazed window, radiator.

#### Bedroom Three 9'4" x 5'6"

Double glazed window, radiator.

#### Bedroom Four 6'9" x 5'9"

Double glazed window, radiator.

#### Bathroom 8'6" x 6'3"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window, cupboard housing boiler.

#### Loft Room 15'9" x 12'3"

Velux window.



#### Outside Front

Driveway providing off road parking.

#### Outside Rear

New patio seating area, large lawned garden, two large timber sheds, enclosed by fencing with side gate access.

#### Local Authority

Broadland District Council, Tax Band C.

#### Tenure

Freehold

#### Utilities

Fibre to the cabinet.

Mains gas, water and electric.

#### 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.

