THE STORY OF

Whiteacre

Drayton, Norfolk

SOWERBYS

THE STORY OF

Whiteacre

42 School Road, Drayton, Norfolk
NR8 6EF

New England Style Home with
Heated Swimming Pool

Sympathetically Updated and Extended

Impressive Kitchen/Breakfast Room

Dining Room and Sitting Room

Games Room and Utility Room with Cloakroom

Three Ground Floor Bedrooms and
Two First Floor Bedrooms

Two Family Bathrooms and En-
Suite to Principal Bedroom

Garaging and Parking

Established Well Landscaped Grounds
Extending to Approx. 0.75 Acres (STMS)

Long Private Tree Lined Drive

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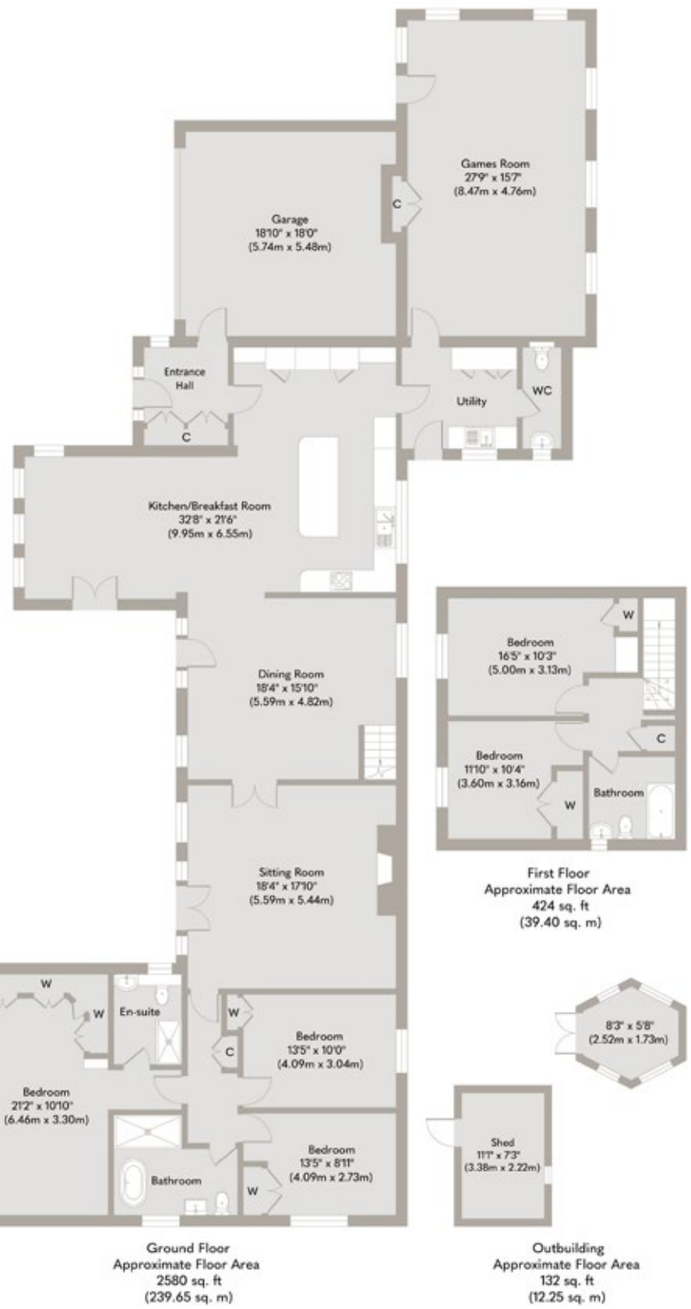
This impressive New England-style home has been sympathetically updated and thoughtfully extended to an exceptional standard, blending timeless character with modern living. Tucked away at the end of a long, tree-lined private driveway, Whiteacre enjoys a wonderful sense of privacy within its established grounds. The versatile accommodation flows effortlessly, offering an ideal setting for both family life and entertaining.

At the heart of the home, the remodelled kitchen/breakfast room features Shaker-style cabinetry, elegant granite worktops and a superb central island. The adjoining breakfast area is flooded with natural light and enjoys lovely garden views. A well-positioned dining room is perfect for dinner parties, while the cosy sitting room, complete with a wood-burning stove and garden access, provides a welcoming retreat. A dedicated games room offers further flexibility, with potential for use as a studio or ancillary accommodation, alongside a utility room and cloakroom.

The bedroom accommodation comprises three bedrooms served by a family bathroom and en-suite, with two further bedrooms and a contemporary bathroom on the first floor.

Outside, a tree-lined driveway leads to generous parking and a double garage. The established grounds feature expansive lawns, mature boundary hedging and a charming woodland walkway for children to explore. The garden is also a haven for wildlife, with regular visits from deer, hedgehogs, woodpeckers, squirrels and owls. A south-facing terrace provides the perfect setting for outdoor dining and entertaining, while the heated swimming pool is a welcome addition for the summer months. With local amenities just a short stroll away, Whiteacre offers the best of both worlds: everyday convenience alongside a peaceful, countryside feel.

A collection of inviting bedrooms, complemented by beautifully appointed bathrooms.



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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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. It is also just a short commute to Norwich International Airport and Norwich Railway Station which offers London in under two hours. 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.

This lovely suburban village offers all the amenities you could need including a post office, dentist, doctors' surgery, pharmacy, petrol station incorporating Costa Express and Subway, florist, hairdressers, tanning & beauty salon, a Tesco Superstore and a veterinary practice close by. 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, Domino's Pizza and The 5:17 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.

Note from Sowerbys

"With elegant finishes and a generous island, this is a kitchen made for entertaining."

SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref - 9246-3062-2205-1766-4204

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///headache.scrapping.campers

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SOWERBYS

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