



Delane Road, Drayton, Norwich, NR8 6DL

welcome to

Delane Road, Drayton, Norwich

William H Brown are proud to present this exceptionally modern and spacious four/five-bedroom detached home, set on a generous plot in the highly desirable area of Drayton. Having undergone extensive improvements, this property offers a perfect blend of style, space, and versatility.



Porch

Open fronted porch leading to front entrance door.

Entrance Hall

Spacious entrance hall giving access to all shower room, study, bedroom four, living/dining room, inner lobby. There are also two storage cupboards, and stairs to first floor landing.

Inner Lobby

Upvc double glazed window to side aspect, and door opening to wc.

Wc

Suite comprising hand wash basin, wc, and upvc double glazed window to side aspect.

Shower Room

Suite comprises of walk-in shower with tiled splash back from floor to ceiling, vanity unit with inset wc, and wash hand basin, tiled surrounds, and heated towel rail. Upvc double glazed window side aspect.

Study/Optional Bed 5

Upvc double glazed window to front aspect, and radiator.

Bedroom Four

Upvc double glazed window to front aspect, and radiator.

Living Room

Upvc double glazed window to side aspect, radiator, and gives access to dining area, and conservatory.

Conservatory

Of upvc construction on a brick base, with double doors opening to side aspect.

Dining Room

Upvc double glazed window to rear aspect, radiator, and door opening to rear lobby.

Rear Lobby

External entrance door and window to side aspect,

base unit with work surface over. Further leading to kitchen.

Kitchen

A range of wall and base units with work surfaces over, built in double oven, sink and drainer, plumbing for washing machine. electric hob, extractor fan, space for fridge freezer, and upvc double glazed window to rear aspect.

First Floor Landing

Giving access to bedrooms 1-3, and bathroom.

Bedroom One

Upvc double glazed window to front aspect, radiator, and two storage cupboards.

Bedroom Two

Upvc double glazed window to front aspect, and radiator.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

Bathroom

Suite comprising jacuzzi bath, fully tiled walls from floor to ceiling, vanity unit with inset hand wash basin, wc, heated towel rail, upvc double glazed window to rear aspect.

Outside

As you approach the property you are greeted by a generous brick-weave driveway providing ample off-road parking, exterior lighting, electric car charging point. The remainder of the garden is laid to lawn and is enclosed by panelled fencing and brick walling. A privacy gate leads to the rear of the property, which is feature, and well thought out with split level patio areas, lawned garden, a variety of planters, a summer house, pergola and fully enclosed. Ideal for enjoying the summer months and entertaining.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

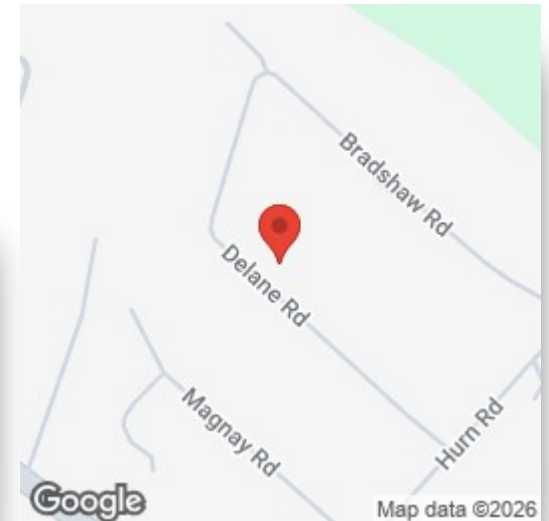
Delane Road, Drayton, Norwich

- Stunning Detached Family Home
- Four/Five Bedrooms
- Modernised & Upgraded Throughout
- Contemporary Kitchen with Sleek Finishes
- Versatile Layout Offering Flexible Living Space

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103601 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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