



24 Longdale, Drayton
Guide price £475,000-£500,000



websters.

A fantastic opportunity to acquire this stunning 5-bedroom detached home in the charming village of Drayton. Boasting a versatile layout, the property includes a spacious kitchen/breakfast room, five well-proportioned bedrooms with an en-suite to the principal bedroom, a double garage, extensive parking, and beautifully landscaped gardens to the front and rear.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Five/six bedrooms, including an en-suite principle
- Double garage and off-road parking
- EPC Rating: C / Council Tax Band: E
- Sunny, mature, and private rear garden
- Conveniently located near local amenities
- Beautifully presented three-storey family home
- Generous living space
- Contemporary kitchen with built-in appliances and island



LOCATION

Drayton is a suburb of Norwich, located about 4 miles to the northwest of the city centre. It offers a more tranquil, village-like atmosphere while still providing convenient access to Norwich's amenities, shops, and services.

Drayton combines the benefits of a peaceful residential area with proximity to the city, making it a desirable location for families, commuters, and those seeking a balance between rural and urban living. The area has a variety of local amenities, including schools, shops, and recreational facilities. Drayton is also well-connected by public transport and major roads, with easy access to the Norwich city centre and surrounding areas. The village is surrounded by green spaces, parks, and countryside, making it ideal for outdoor activities such as walking and cycling.

GROUND FLOOR

The accommodation begins with an entrance hallway featuring stairs to the first floor, a downstairs cloakroom, and access to all rooms. The spacious sitting room offers a front-facing window and French doors that open to the rear garden. It also includes a large built-in entertainment unit with additional storage. At the front of the property, a generously sized dining room provides flexible use, easily adapted as a snug, fourth bedroom, or home office if required. The kitchen is well-appointed with tiled flooring and fitted cabinets, complemented by a central island. It includes an integrated dishwasher, sink, and a boiler discreetly housed in a cupboard. High-end appliances, such as a Neff double oven, American-style fridge freezer, induction hob, and extractor fan, combine both style and practicality. Velux windows bathe the space in natural light, creating a bright and welcoming environment ideal for both cooking and entertaining.

FIRST FLOOR

The first floor offers a spacious landing with an airing cupboard, stairs leading to the second floor, and access to all rooms. The master bedroom features built-in wardrobe space and a modern three-piece en-suite shower room. There are three further well-proportioned bedrooms, all with wood-effect flooring, with one offering additional built-in wardrobe space. A re-fitted family bathroom completes the floor, with a fully tiled three-piece suite including a bath, shower, toilet, and sink.

SECOND FLOOR

The second floor boasts a generous landing that provides access to two well-proportioned bedrooms, each featuring stylish wood-effect flooring and enhanced by the natural light pouring in through two Velux windows. Adjacent to the bedrooms is a convenient cloakroom, fitted with a sink, toilet, and another Velux window that brightens the space with views to the front of the property.

OUTSIDE

The property features a front enclosed garden with a driveway offering ample parking and access to a double garage, measuring 16' in width, with electricity, plumbing for a washing machine and sink, overhead storage, a fitted electric car charging point, and a timber gate leading to the rear garden. The beautiful south-east facing rear garden is private and not overlooked, with mature flower and shrub borders enclosed by timber fencing. It includes a covered patio area perfect for seating, along with space for a greenhouse, shed, and BBQ area. Additionally, the garden has a lawn, patio area, and a woodland side aspect.

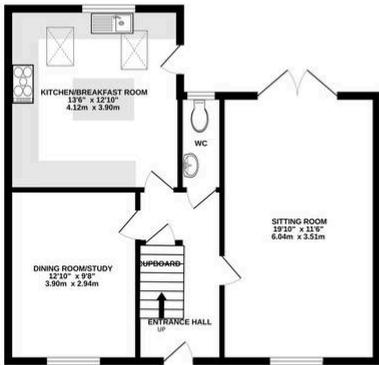
VIEWINGS

To be carried out by the sole agents, Websters Estate Agents, 4 Drayton High road, NR8 6AF.

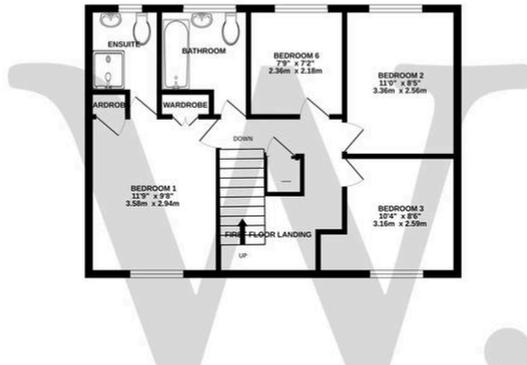
SERVICES

Gas central heating, electricity, water and drainage are connected to the property. Webster's have not tested these services.

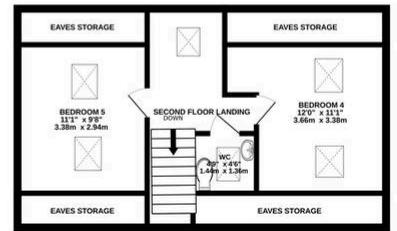
GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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