



## 14 The Lodge Drive, Drayton

Guide Price £725,000 – £750,000





## 14 The Lodge Drive

Drayton, Norwich

Undeniably exclusive, The Warreners redefines luxury living within one of the region's most prestigious developments. This distinguished three-bedroom detached residence, meticulously crafted by Hidden Talents Homes in 2024, showcases architect-designed excellence across an impressive 2000 sq. ft., arranged over three thoughtfully planned levels.

From the moment you step inside, the home reveals interiors of exceptional quality, featuring elegant herringbone flooring, solid internal doors, and bespoke space-saving sliding doors that create a seamless connection between beautifully curated living spaces. The entrance hall immediately sets the tone, offering expertly designed storage solutions that balance everyday practicality with refined style.



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At the heart of the home lies a striking open-plan kitchen and dining area, complete with premium Neff appliances, sleek quartz worktops, and a statement mirrored splashback. This impressive space flows effortlessly into a connected utility room and a stylishly appointed WC, ideal for modern living and entertaining. A versatile snug with a bespoke media wall provides a welcoming retreat for relaxed evenings, while the first-floor living room mirrors this design feature, ensuring cohesion and comfort throughout. Warm, subtle interior tones add depth and character, offering a sophisticated alternative to minimalist design.

A dramatic, softly illuminated glass balustrade staircase forms a stunning architectural centrepiece, elegantly linking all three floors. The principal suite is a true sanctuary, boasting a generous walk-in dressing room and a luxurious en-suite finished with rich navy sanitaryware, dual basins, a spacious walk-in shower, and premium fittings. Two further double bedrooms occupy the upper floor, both benefiting from built-in storage, with one enjoying a Juliet balcony overlooking peaceful woodland. A beautifully finished family bathroom completes the accommodation.



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Additional highlights include an integrated garage with electric roller door, ample loft storage, and private off-road parking, all set behind an immaculate red-brick façade complemented by contemporary cladding. Ideally positioned for access to local amenities, highly regarded schools, and excellent transport links, The Warreners presents a rare opportunity to enjoy bespoke craftsmanship, modern comfort, and exceptional privacy within a truly idyllic countryside setting. This home offers a rare opportunity for a ready built bespoke home in a thriving community.







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- Architect bespoke design by Hidden Talents Homes completed in 2024
- Exclusively situated within 10 acres of historic landscaped private grounds
- Impressive kitchen with premium Neff appliances, quartz worktops, mirrored backsplash and a seamlessly connected utility space
- High-end specification throughout
- Dual level garden with sandstone terrace flowing to private lawn with views over the woodland
- Versatile living areas including bespoke media walls, a relaxing snug and a Juliet balcony
- Eco home consisting of triple glazed windows, mechanical ventilation recovery heat system, air source heating, EPC B rating

Council Tax band: E

Tenure: Freehold

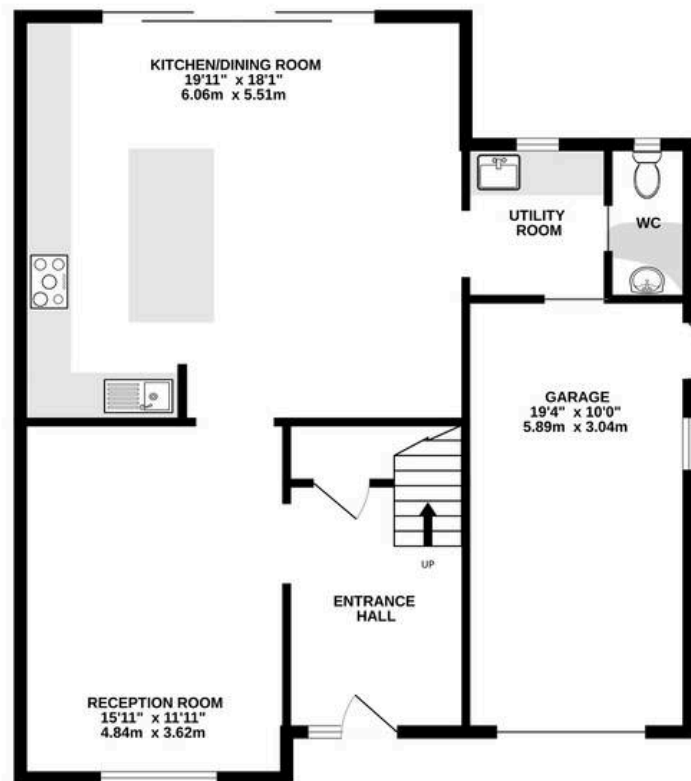
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

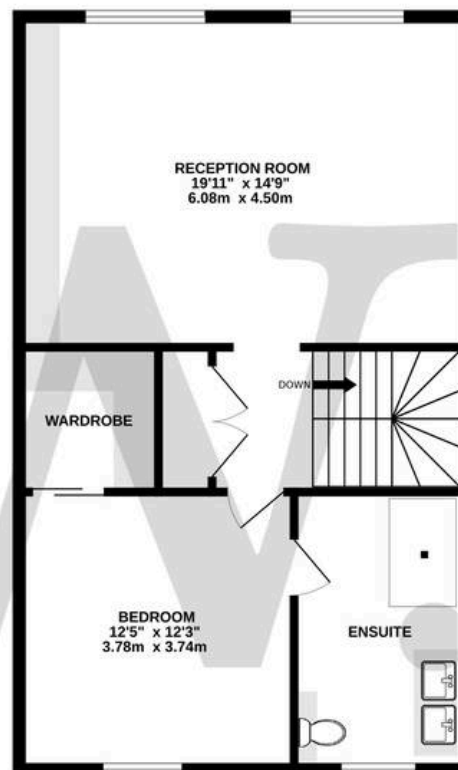


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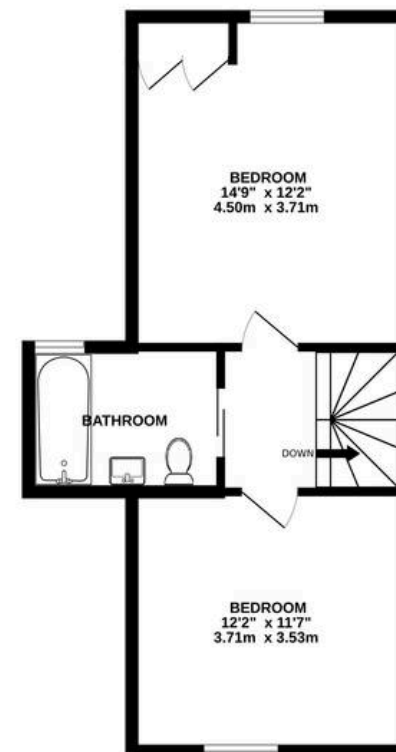
GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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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