



12 Bullen Road, Drayton

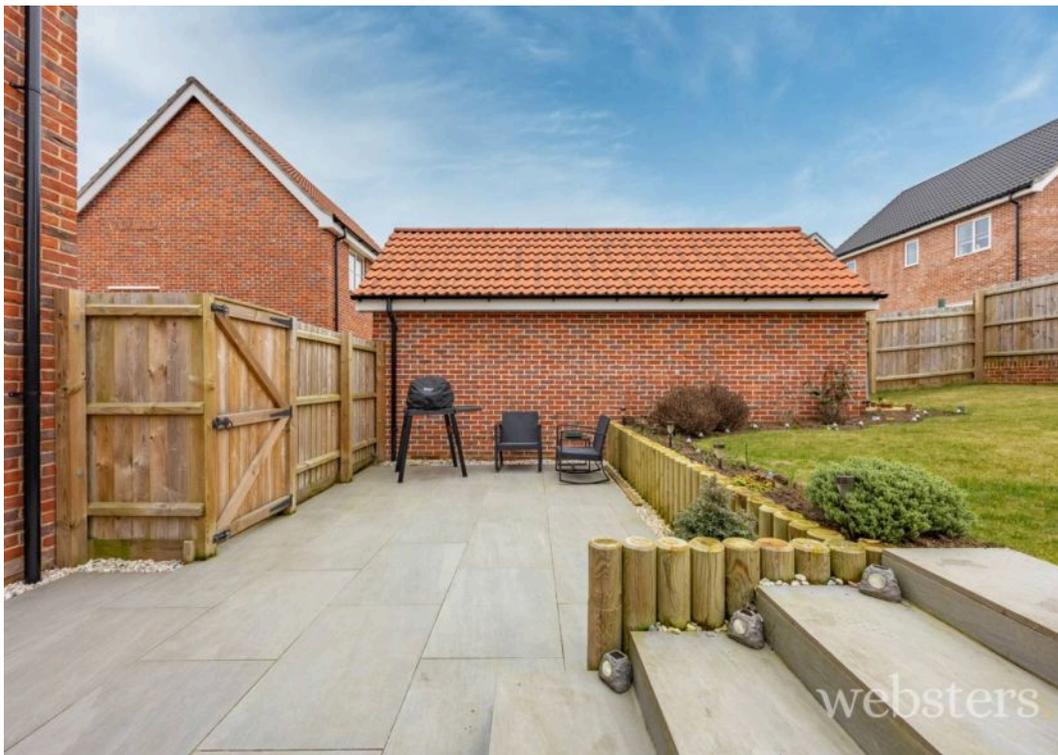
Offers in Region of £325,000

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12 Bullen Road

Drayton, Norwich

Welcome to this beautifully presented three bedroom semi detached house, offering a modern and stylish living environment that is perfect for first time buyers or those looking to downsize.

The property is set within a sought after residential development and benefits from the remainder of its NHBC warranty, providing peace of mind for years to come. Upon entering, you are greeted by a welcoming entrance hall that leads seamlessly into the impressive open plan living area, designed to accommodate both relaxation and entertaining. The living space is flooded with natural light, creating a bright and airy atmosphere, while the contemporary décor and high quality finishes throughout the home add to its overall appeal. The well appointed kitchen features sleek cabinetry, integrated appliances, and ample worktop space with space for additional appliances, making it ideal for preparing family meals or hosting friends. Lounge door leads out to the modest sized and private garden, which is fully landscaped with a beautiful patio area, and laid grass. For those who enjoy walking there pets, the property is situated close to access to a open field.

- Immaculate 3 bedroom semi detached house
- Remaining NHBC warranty
- Private & enclosed landscaped rear garden
- Open plan living
- Superfast FTTP broadband
- Modern & stylish home
- Private driveway for parking for 2 cars
- Perfect for first time buyers or downsizers







The principal bedroom offers a peaceful retreat at the end of the day, with two rooms boasting built in wardrobes for convenience while the additional bedrooms provide flexibility for family, guests, or a home office if required. The stylish family bathroom is fitted with modern fixtures and fittings, including a bath with overhead shower, a wash basin, and toilet. Additional features of this superb home include superfast FTTP broadband connectivity (ideal for remote working or streaming), and double glazing throughout. For those with vehicles, the ample driveway parking space for two cars ensures convenience and ease for residents and visitors alike. The property's thoughtful layout and specification make it a standout choice for buyers seeking a move in ready home that combines comfort, practicality, and contemporary style. Located within easy reach of local amenities, reputable schools, and excellent transport links, this property offers a fantastic opportunity to enjoy modern living in a desirable location. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Garden

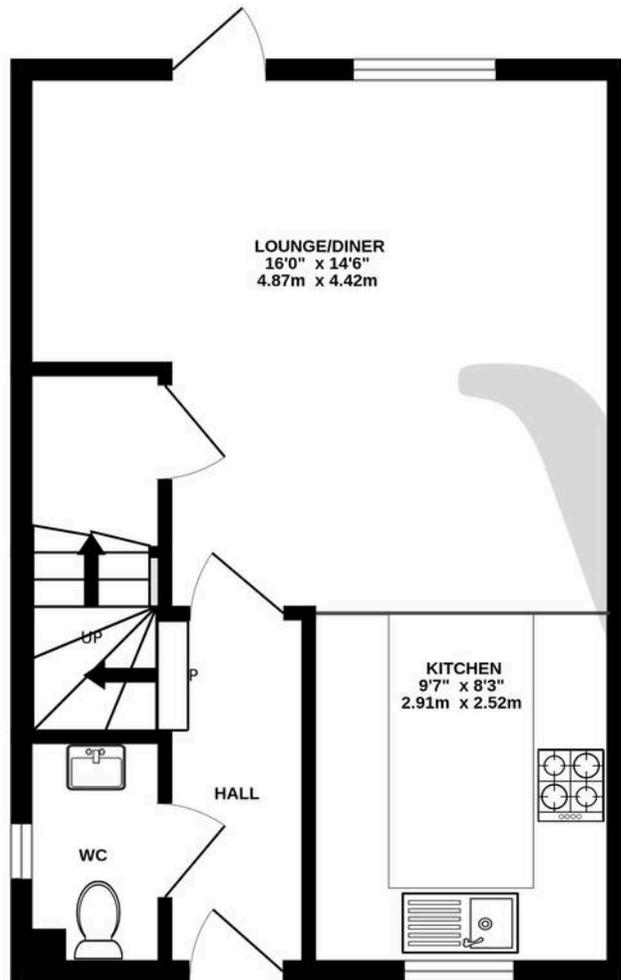
A well proportioned private garden, which is fully landscaped with a beautiful patio area, and laid grass.

OFF STREET

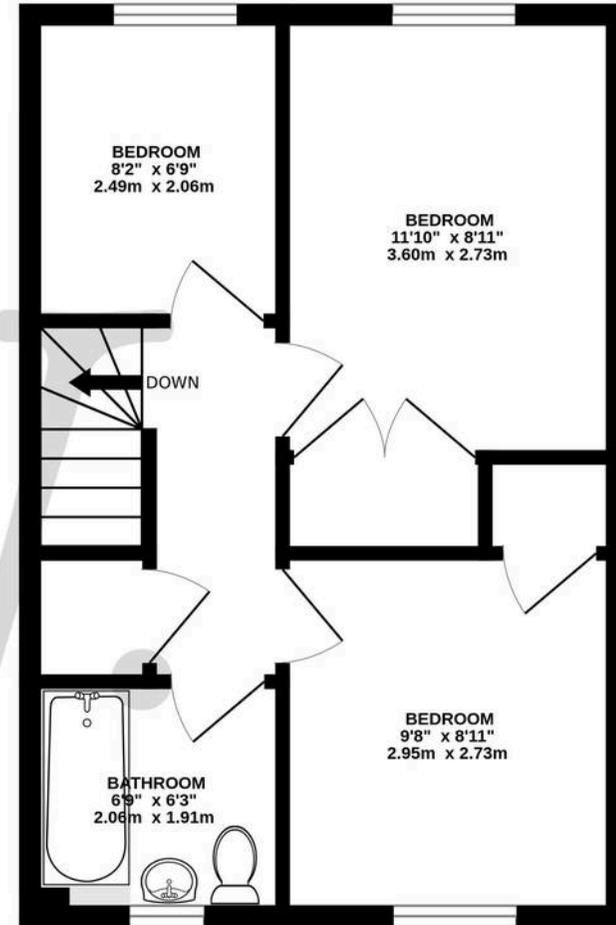
2 Parking Spaces

Parking for 2 cars.

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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