



13 Delane Road, Drayton

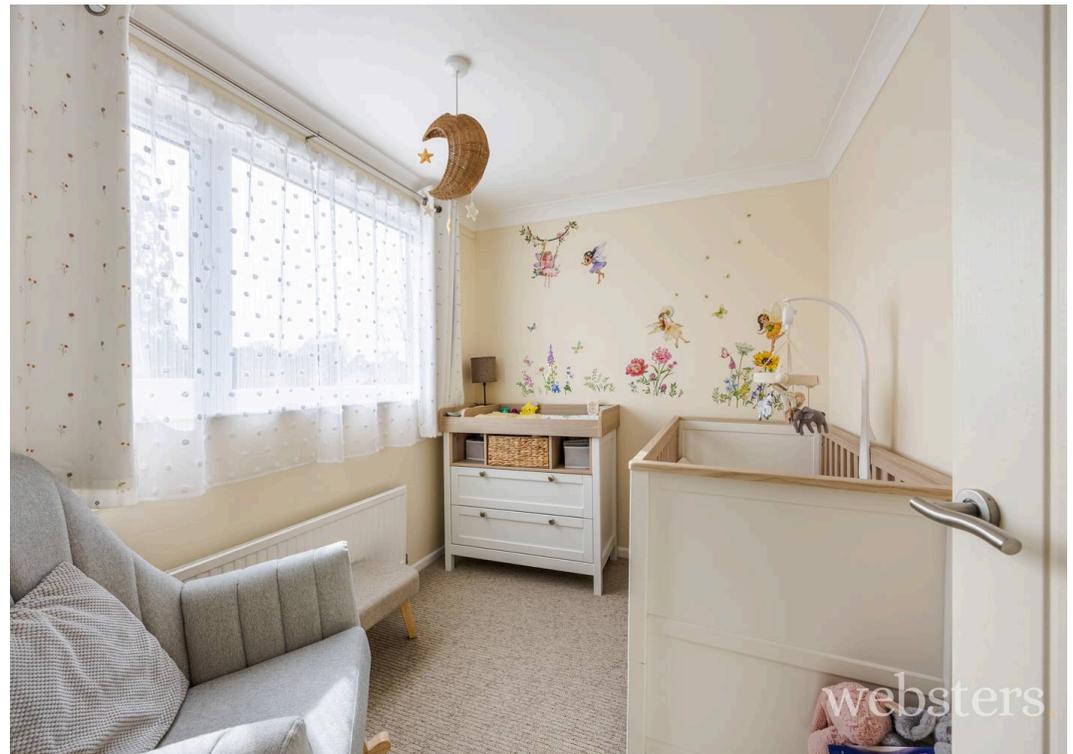
websters.

















13 Delane Road

Drayton, Norwich

Occupying a generous plot within the highly sought-after village of Drayton, this impressive four/five bedroom detached property has been thoughtfully modernised by the current owners to create a stylish and versatile home ideally suited to modern family living.

The property is approached via an attractive open porch with oak beams, opening into a welcoming entrance hall with built-in storage and staircase rising to the first floor. The principal reception space is an impressive sitting and dining room extending to over 25 feet in length, providing an excellent area for both everyday living and entertaining. An archway leads through to the dining area, which enjoys views across the garden and opens into a bright south-west facing conservatory with French doors leading out to the terrace. The kitchen is well appointed with a range of contemporary wall and base units, integrated appliances and ample space for additional freestanding appliances, with a window overlooking the rear garden and a door providing access to the side courtyard.

The ground floor accommodation offers excellent flexibility, including a double bedroom with fitted wardrobes, a separate study which could equally serve as a fifth bedroom, and a modern shower room. A cloakroom is also conveniently located off the entrance hall.

The first floor provides three further well-proportioned bedrooms and a family bathroom, with the principal bedroom benefitting from extensive built-in storage.

The property has been carefully updated throughout and further benefits from replacement windows and doors, a modern boiler, and well-balanced accommodation arranged over two floors.



13 Delane Road

Drayton, Norwich

Outside, the house is approached via a generous brick-weave driveway providing ample off-road parking and access to the single garage. The rear garden enjoys a south-westerly aspect and offers a good degree of privacy, with a patio terrace ideal for outdoor dining. An electric vehicle charging point is also installed.

This is a particularly attractive village home offering flexible accommodation, modern presentation and excellent outside space in a highly desirable setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extensive alterations & improvements both internally and externally
- Stunning four/five bedroom detached family home offering versatile accommodation
- Spacious 25ft sitting/dining room ideal for entertaining
- Bright south-west facing conservatory overlooking the mature garden
- Generous driveway parking, garage and EV charging point
- Private rear garden with patio seating area & pergola



GARDEN

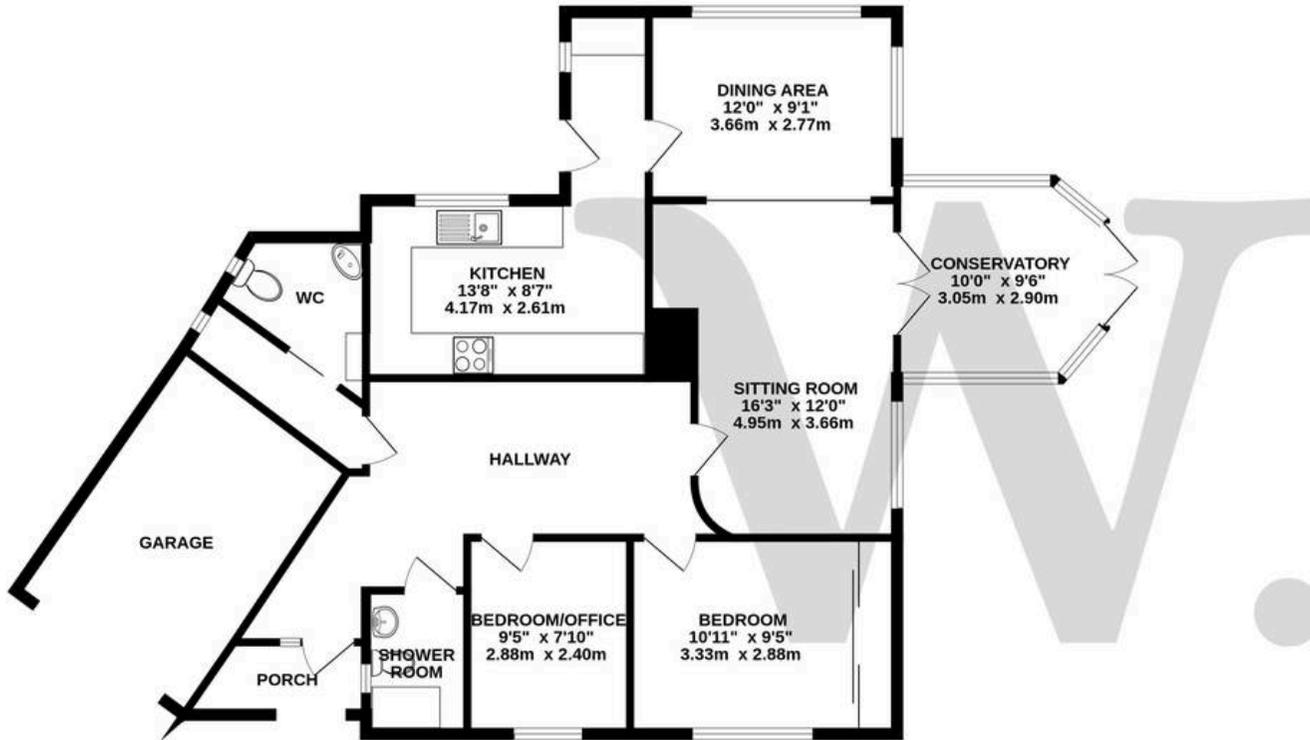
Outside, the property is approached via a generous brick-weave driveway, providing ample off-road parking and access to the single garage. The rear garden benefits from a south-westerly aspect, offering a good degree of privacy, and features a patio terrace that is ideal for outdoor dining and entertaining. An electric vehicle charging point is also installed.

GARAGE

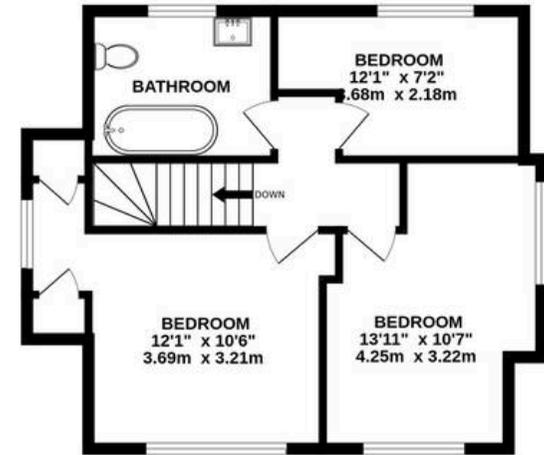
5 Parking Spaces

Private driveway offering parking and single garage.

GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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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