



38 Carter Road, Drayton

Offers Over **£475,000**

websters.

websters.



38 Carter Road

Drayton, Norwich

An attractive four-bedroom detached chalet bungalow, set within approximately 0.2 acres, offering well-balanced and adaptable accommodation in a highly regarded residential setting, conveniently located for local amenities and well-regarded schooling.

A welcoming entrance hall gives access to the principal ground floor accommodation, with the principal bedroom positioned to one side and two further bedrooms to the other, all of good proportion and served by two recently refurbished bath and shower rooms, finished to a high standard.

To the rear, a dual-aspect sitting room extends to approximately 22 ft, enjoying a pleasant outlook and an abundance of natural light, creating a comfortable and well-proportioned reception space. This leads through to a contemporary open-plan kitchen and family room, fitted with a range of integrated appliances and designed to provide a sociable everyday living environment. A separate utility room adjoins, offering additional storage and direct access to the garden.





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The first floor provides a further spacious bedroom, offering a degree of separation from the main accommodation and presenting scope for the creation of an en suite, if required.

Outside, the property is approached via a generous driveway providing ample parking and access to a wooden garage. The front gardens have been landscaped for ease of maintenance, with shingle and established planting. To the rear, the garden is private and well enclosed, principally laid to lawn with a variety of shrubs and raised borders.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





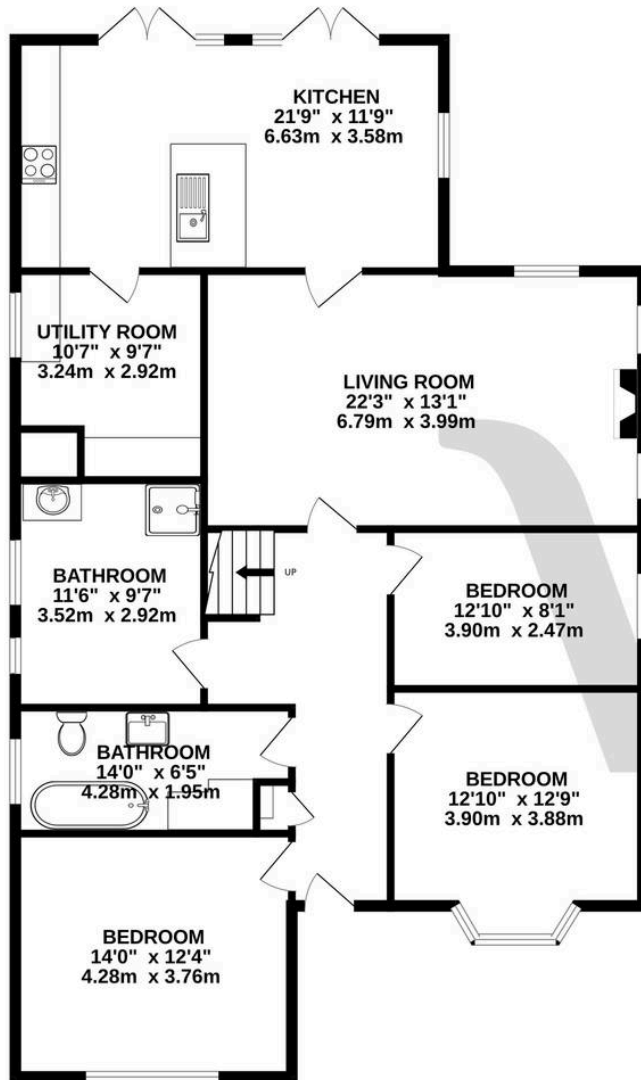
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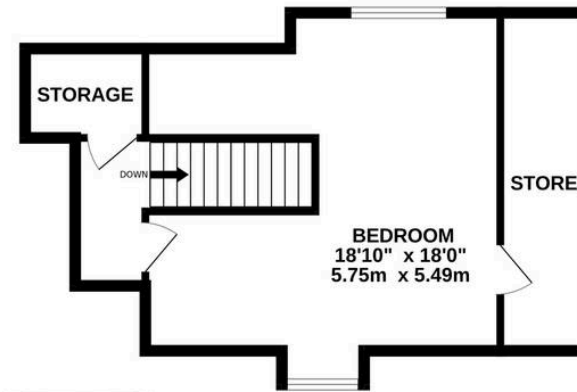
- Generously proportioned four bedroom detached home set back on fifth of an acre
- Exceptionally versatile layout ideal for modern living
- Stunning 22ft dual-aspect lounge filled with natural light
- Stylish open-plan kitchen/family room, complemented by a substantial utility room with ample storage
- High specification bathroom, with roll top bath and separate shower and separate contemporary shower room
- Beautifully landscaped and private rear gardens
- Garage and extensive driveway providing ample parking
- Sought-after location close to highly regarded schools and amenities



GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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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