



4 Binney Road, Drayton
Guide Price £700,000 - £725,000

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4 Binney Road

Drayton, Norwich

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Exceptional open-plan kitchen, dining & family Space – Designed for contemporary living and entertaining, finished to an outstanding specification with integrated appliances
- Luxury specification throughout – High-quality finishes and thoughtful details create a stylish and sophisticated home environment
- Elegant separate living room, featuring a striking log burner, providing a warm and inviting space to relax
- Dedicated home office/study offering a versatile and private workspace, ideal for modern home working
- Beautifully appointed principal and guest bedroom, each with their own en-suite
- Double garage with resin driveway parking
- Prime position with field views occupying a desirable setting with a generous garden and attractive open countryside outlook
- Benefitting from a 10-Year NHBC buildmark warranty (8 years remaining)



A substantial four-bedroom detached Hopkins Homes property offering generous, well-balanced accommodation, finished to a high standard and designed with modern family living in mind.

A welcoming entrance hall sets the tone for the home, providing access to a cloakroom, useful under-stairs storage and stairs rising to the first floor.

To the front, a dedicated study with a sash window offers an ideal space for home working. The principal living room is both elegant and inviting, featuring a wood-burning stove and dual-aspect natural light, creating a comfortable setting for relaxation.

At the heart of the home lies the impressive open-plan kitchen, dining and snug area. The kitchen is comprehensively fitted with a range of wall and base units, central island with breakfast bar, range cooker with extractor, and integrated appliances including dishwasher and fridge freezer. A larder cupboard provides additional storage, while French doors and further glazing open onto the rear garden, filling the space with natural light. The adjoining dining area and snug create a flexible, sociable layout, with the snug also benefitting from French doors to the garden and double doors connecting back to the living room.

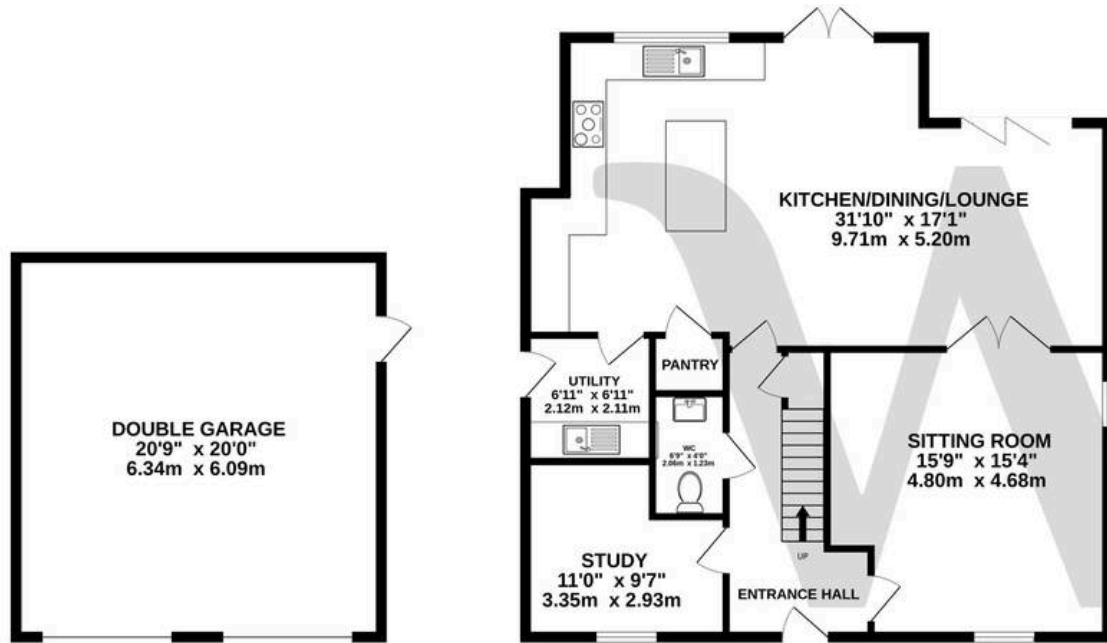


A separate utility room provides practical space for laundry appliances, along with additional storage, boiler and sink unit.

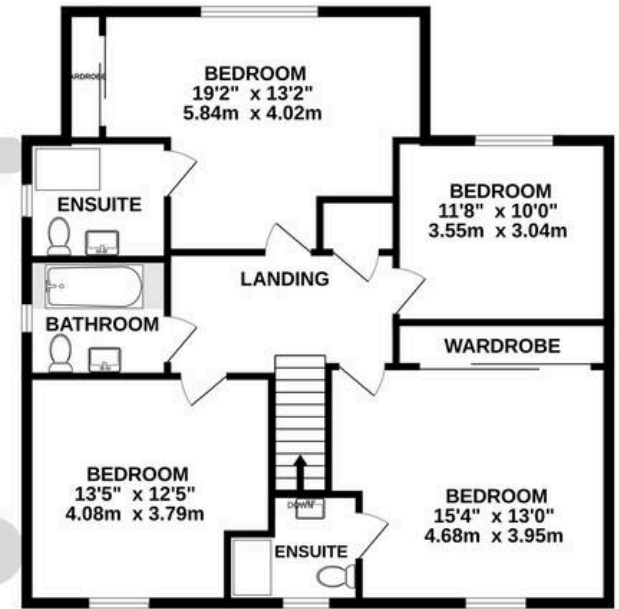
To the first floor, a generous landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted storage and a private en-suite shower room. The second bedroom also enjoys built-in storage and its own en-suite facilities. Bedrooms three and four are both comfortable doubles, served by a well-appointed family bathroom.

Externally, the property is approached via a driveway providing parking and access to a double garage with power and lighting. The front garden is laid to lawn, with gated access to the rear.

GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2343 sq.ft. (217.6 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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