



1 Delane Road, Drayton
£400,000

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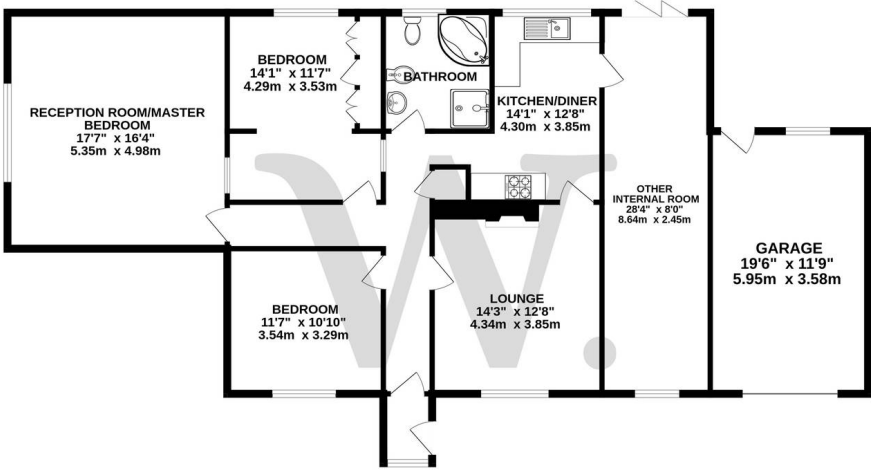








GROUND FLOOR
1540 sq.ft. (143.1 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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The Home

Situated on a generous corner plot, this two-bedroom extended bungalow offers an exciting opportunity for those looking for a property with genuine scope to create something special. While the property is now somewhat dated and would benefit from modernisation, the existing layout, generous proportions and surrounding plot provide an excellent blank canvas for a buyer to bring their own ideas to life.

The accommodation currently comprises a welcoming entrance hall, a spacious reception room/master bedroom, a further double bedroom, bathroom, kitchen/diner and a separate lounge. There is also a useful additional internal room, providing further flexibility for storage, study or future reconfiguration.

The floor plan highlights the potential of the property particularly well, with several areas that could lend themselves to reconfiguration or conversion. Subject to the necessary planning permissions and building regulations, there could be scope to create additional bedrooms, enlarge existing living accommodation or redesign the layout to suit modern family living. This is a property where imagination could truly unlock its potential.

For buyers seeking a project, this is an opportunity to purchase a substantial bungalow and transform it into a bespoke dream home, rather than taking on a property where the layout and finish are already fixed.

Outside

The property occupies a particularly appealing corner plot, giving it a good degree of outdoor space and excellent potential for further enhancement. There are two separate driveways, providing ample off-road parking for multiple vehicles and making the property particularly practical for families or those with several cars. The driveways also offer flexibility for future landscaping or improvements, subject to any required permissions. A garage is accessed from the property, providing valuable secure storage and parking, with the additional benefit of the surrounding driveway space.

The generous plot and corner position further enhance the property's potential, offering plenty of opportunity for a new owner to improve the gardens, create attractive outdoor entertaining areas or explore possible future alterations, subject to the relevant permissions.

The Location

Situated in Drayton, Norwich, the property enjoys the appeal of village living while remaining within easy reach of the amenities and attractions of Norwich.

Drayton is a popular location for those looking for a quieter residential setting without being too far from the city. The area offers local amenities, schools, shops and everyday facilities, while Norwich itself provides an extensive range of shopping, leisure, dining and cultural opportunities.

With its convenient position, generous corner plot and substantial existing accommodation, this property represents an exciting opportunity for someone looking to modernise, remodel and ultimately create a home tailored entirely to their own needs.

- Two-bedroom extended bungalow on a corner plot
- Excellent potential to modernise and improve
- Two driveways with ample parking
- Scope to reconfigure, subject to planning
- Spacious and flexible accommodation
- Garage and additional storage
- Popular Drayton location close to Norwich
- Close to local amenities and schools