



41 School Road, Drayton

Offers Over **£375,000**

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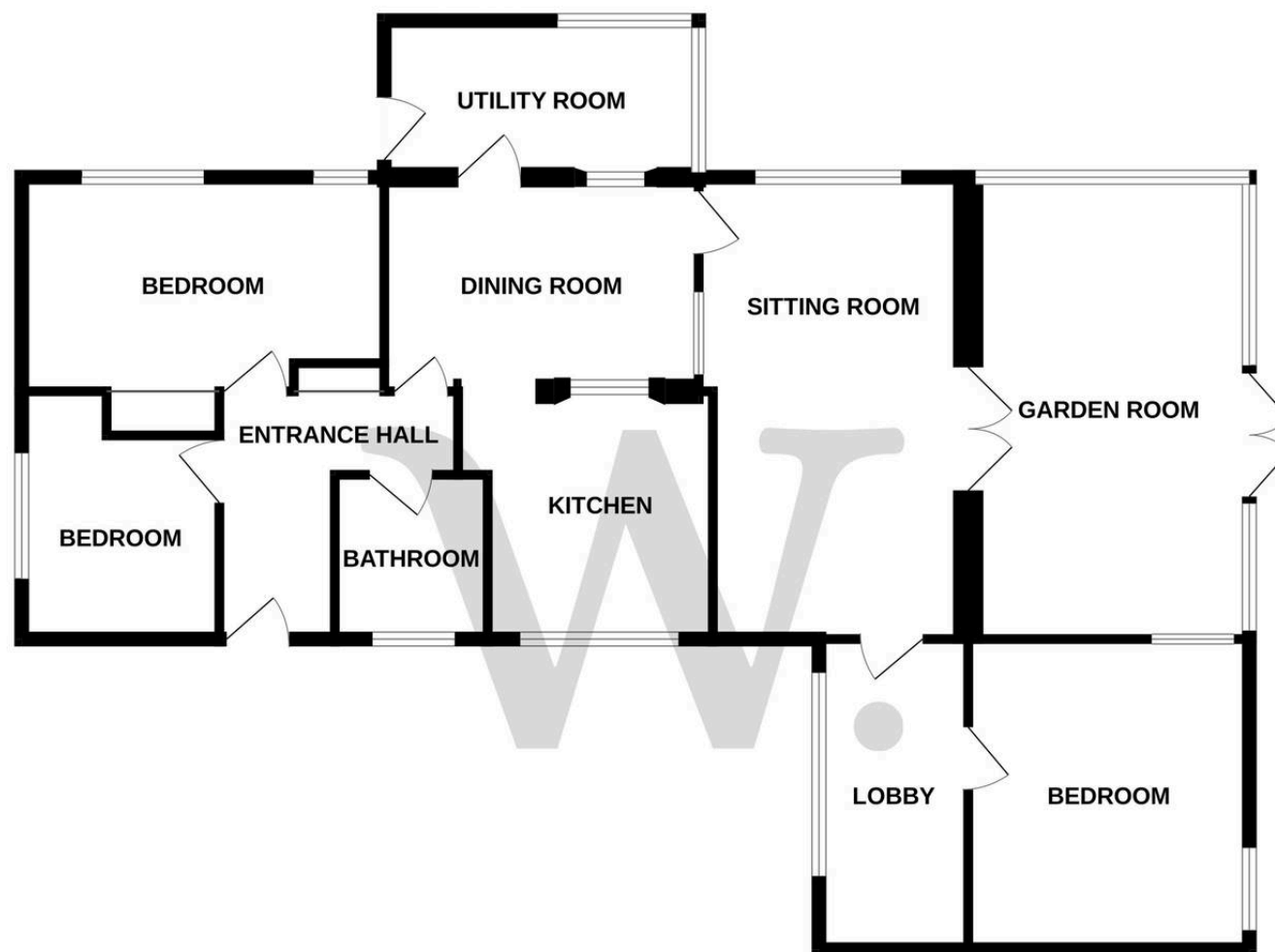








GROUND FLOOR



THE PROPERTY

The property offers approximately 1,100 sq ft of accommodation arranged across a single floor, with an extended layout providing a practical balance of reception space and bedroom accommodation. An entrance hall provides access to the principal rooms, including three bedrooms, a fitted kitchen, dining room and sitting room. The separate reception areas offer flexibility for both everyday living and entertaining, with scope to arrange the accommodation to suit a variety of requirements.

A particular feature is the garden room, which enjoys French doors opening directly onto the landscaped grounds, creating an attractive connection between the interior and outside space. The accommodation is further complemented by a lobby, utility room and family bathroom, adding to the property's versatility and functionality.

Offered to the market chain free, the bungalow presents an opportunity for buyers seeking single-storey living, with the potential to personalise the accommodation to their own tastes and requirements.

OUTSIDE

The bungalow occupies an impressive double plot extending to approximately one third of an acre, enjoying an elevated position on the hill and offering a wonderful amount of outside space. The substantial south-west-facing garden is a particular feature, enjoying afternoon and evening sunshine and having been landscaped to create a varied and appealing arrangement of distinct tiers, sections and tucked-away pockets. This sense of depth and variety gives the grounds a character of their own, with different areas to enjoy throughout the seasons.

The garden offers considerably more than a conventional bungalow plot, with its varied levels creating a succession of spaces to explore and enjoy. The different sections provide opportunities for outdoor dining, entertaining, gardening and relaxation, while the established landscaping adds interest and definition throughout. The south-west-facing aspect is especially appealing, allowing the grounds to make the most of the afternoon sun and providing an attractive setting for enjoying warmer evenings outdoors.

The garden room, with its French doors opening directly onto the grounds, creates a natural connection between the accommodation and the outside space. Combined with the property's elevated position, the double-plot setting and the garden's varied layout, this is a notable feature for buyers seeking a home with a substantial and versatile outdoor environment.

To the front, off-road parking provides space for several vehicles, complemented by a garage offering further storage or secure vehicle accommodation. Together, the generous plot, established landscaping and practical parking make the outside space a significant asset to this chain-free bungalow.

LOCATION

The property is particularly well placed for the amenities of Drayton village, with the heart of the village and its everyday facilities conveniently accessible. Drayton is a popular and well-established village on the north-western outskirts of Norwich, offering an appealing combination of local convenience, community atmosphere and easy access to the city. Residents can enjoy a range of shops and everyday services, alongside cafés, pubs and other local amenities, making it a practical setting for a variety of buyers.

Drayton offers a good selection of facilities for day-to-day living, including local shopping, a supermarket, GP services and well-regarded educational options for younger families. The village also has a choice of places to eat and meet friends, including established pubs and cafés. The surrounding residential streets provide access to local walks and outdoor spaces, while nearby Taverham offers further amenities and recreational opportunities, adding to the appeal of this well-served location.

For those commuting or travelling regularly, the property benefits from convenient road connections into Norwich and the surrounding Norfolk countryside. The Northern Distributor Road provides access to routes towards the A47 and A11, helping connect the area with destinations further afield. Regular bus services also operate between Drayton and Norwich, providing an alternative to travelling by car. Norwich city centre is within easy reach, offering a wider choice of shopping, restaurants, leisure facilities, cultural attractions and employment opportunities.

Combining the convenience of Drayton's village amenities with access to Norwich and the wider road network, the location is well suited to those seeking a balance between suburban living and city accessibility. Together with the property's elevated position and substantial landscaped plot, the setting offers an appealing opportunity to enjoy the benefits of a well-connected village location while retaining the space and flexibility of a detached bungalow.

SERVICES CONNECTED

- Water: mains
- Electricity: mains
- Heating: mains gas
- Drainage: mains

COUNCIL TAX

Local Authority: Broadland, Band C

TENURE

Freehold

ENERGY PERFORMANCE RATING

Rating: D ref: **2122-1241-3059-6409-1341**

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-reference-number> and enter in the above reference number. Alternatively, the full certificate can be obtained through Websters..

WHATTHREEWORDS

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