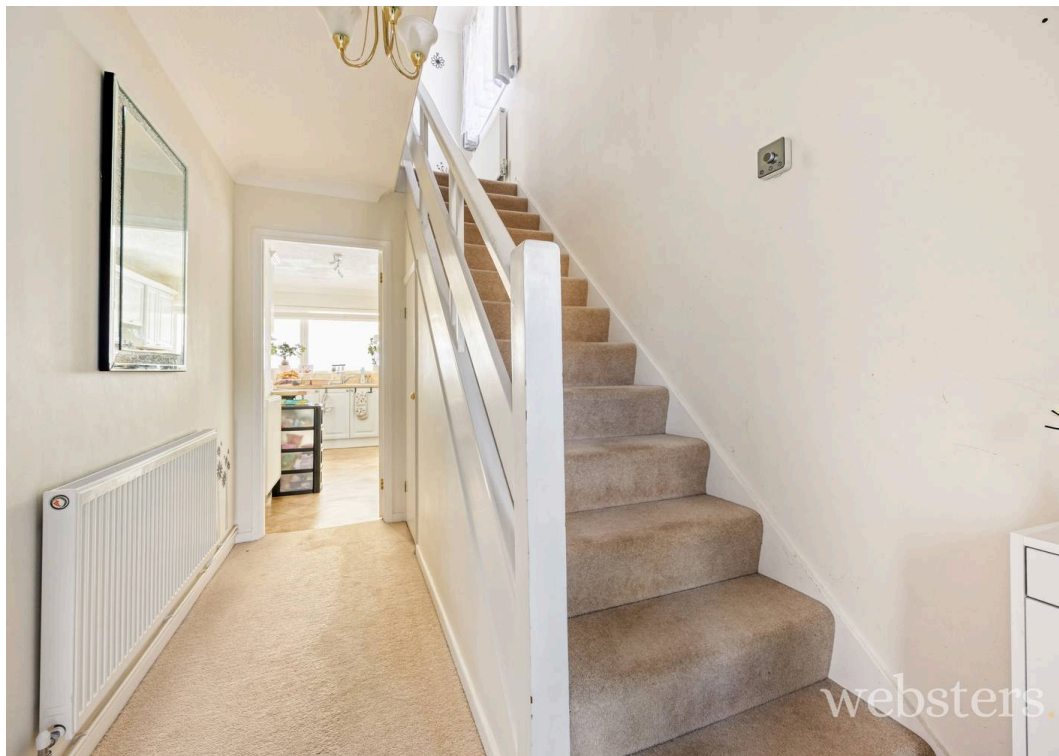




13 Bellomonte Crescent, Drayton

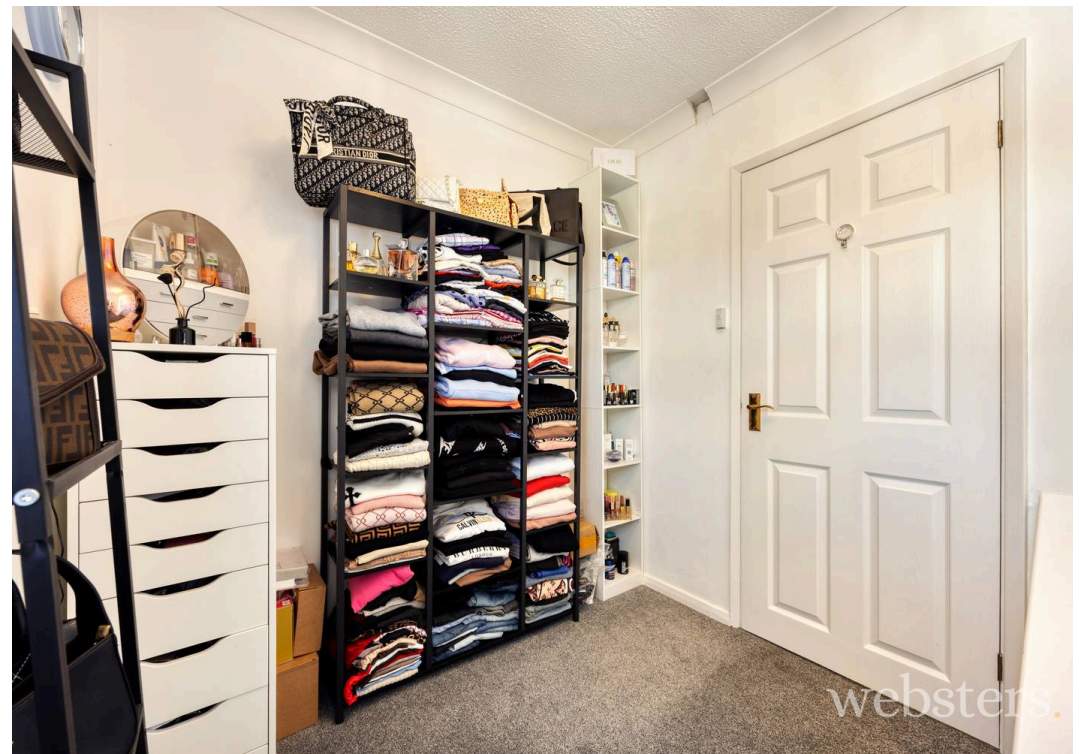
Offers Over £325,000 | £1,200 PCM

websters.



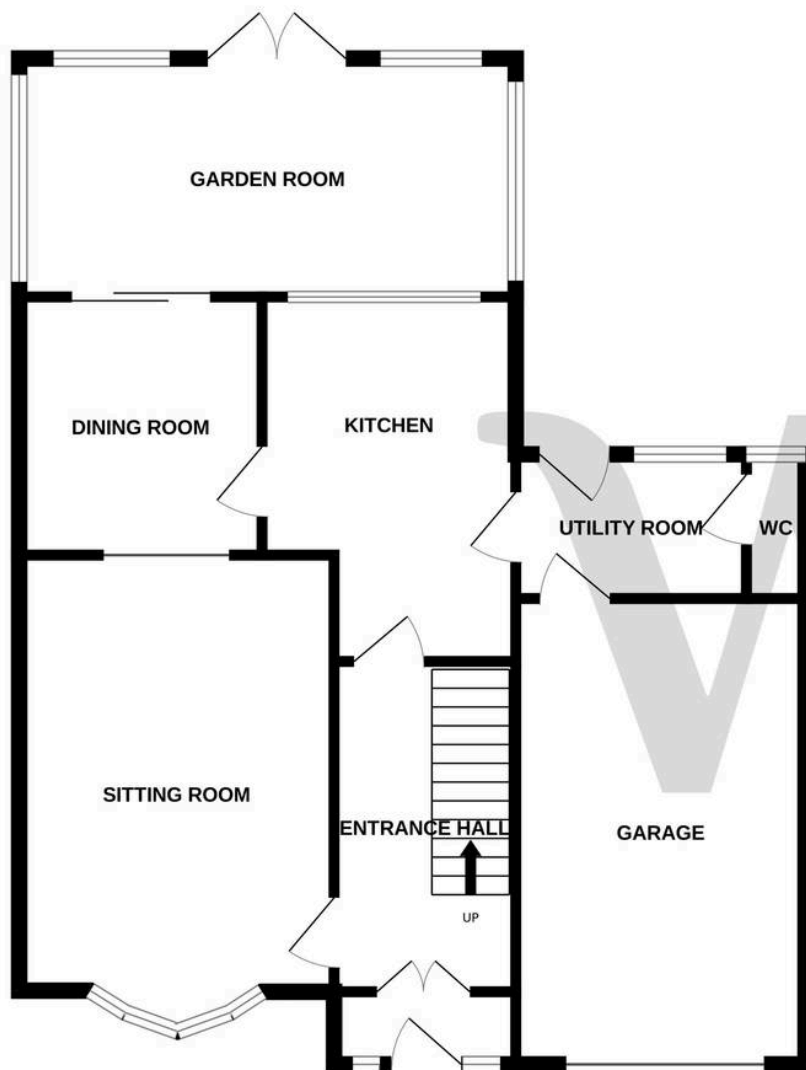




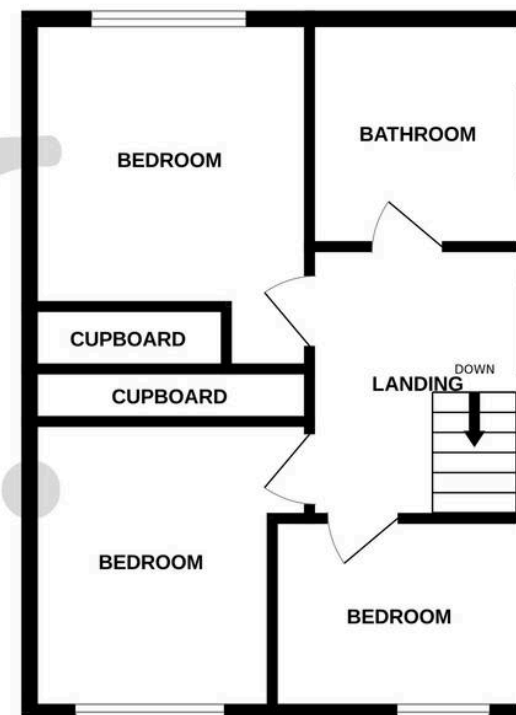




GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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.

Made with Metropix ©2026

SUMMARY

A well-presented modern detached home, offering in excess of 1,000 sq ft of accommodation, three bedrooms and versatile reception space, complemented by off-road parking, a garage and an established south-west-facing rear garden. Occupying a position at the end of a quiet residential road in Drayton, the property provides a well-balanced layout ideally suited to modern family living.

THE PROPERTY

The property is approached via an entrance porch, leading into the welcoming entrance hall and setting the tone for the accommodation beyond. The principal reception space comprises a large sitting room, featuring an archway that opens through to the dining room at the rear, creating a natural connection between the two areas and offering flexibility for both everyday living and entertaining.

The fitted kitchen is complemented by a separate utility room, providing additional workspace and storage, with a convenient cloakroom/WC located off the utility. The utility room also provides internal access to the garage, adding further practicality to the ground floor layout.

To the rear, a substantial garden room provides an additional reception space, enjoying views across the garden and French doors opening directly onto the outside terrace. This versatile room offers scope for a variety of uses, whether as a relaxed sitting area, entertaining space or somewhere to enjoy the garden throughout the seasons.

The first floor is arranged around a central landing, serving three bedrooms and the family bathroom. The main bedroom occupies a position to the rear, overlooking the garden, while the second and third bedrooms are situated to the front of the property. The accommodation is completed by the family bathroom, serving the remaining bedrooms.

OUTSIDE

Set back from the road, the property benefits from a driveway providing off-road parking and leading to the garage. The front garden is partly laid to lawn, softening the approach and providing an attractive setting.

The rear garden is a particular feature, with a patio terrace accessible from the utility room and a further connection to the garden from the garden room via French doors. Beyond, the principal garden is predominantly laid to lawn and enclosed by fencing, providing a defined outdoor space for relaxing, entertaining and family activities. With its south-west-facing aspect, the garden is well positioned to enjoy the afternoon and evening sunshine.

LOCATION

Situated at the end of a quiet residential road in Drayton, the property enjoys a convenient position within this popular village on the north-western outskirts of Norwich. Drayton offers a well-established range of everyday amenities, including local shops, supermarkets, cafés, public houses and other useful services, making it an appealing choice for those seeking village living without sacrificing convenience.

The village is well served by schooling and recreational facilities, with a range of local amenities catering to residents of all ages. Nearby green spaces, walking routes and the surrounding Norfolk countryside provide opportunities to enjoy the outdoors, while the village's established community and selection of local facilities contribute to its enduring popularity with families and professionals alike.

Norwich city centre is readily accessible by road, offering an extensive choice of shopping, dining and leisure facilities alongside its historic streets, cultural attractions and vibrant social scene. The city also provides a wider range of educational establishments, healthcare facilities and employment opportunities, ensuring that the benefits of city living remain within easy reach.

For commuters, Drayton offers convenient access to the A1067 and the Northern Distributor Road, connecting with the wider Norwich road network and routes towards the A47 and A11. Regular bus services also link the village with Norwich and neighbouring communities, making this a well-connected location for those travelling into the city or exploring the wider county.

SERVICES CONNECTED

Mains water, mains drainage, mains electricity and mains gas

COUNCIL TAX

Local Authority: Broadland, Band D

TENURE

Freehold

ENERGY PERFORMANCE RATING

Rating: E ref: **8198-7727-5770-5677-3992**

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

///anthems.wager.modules