



Winners Walk | Drayton | Nr8 Offers Over £310,000

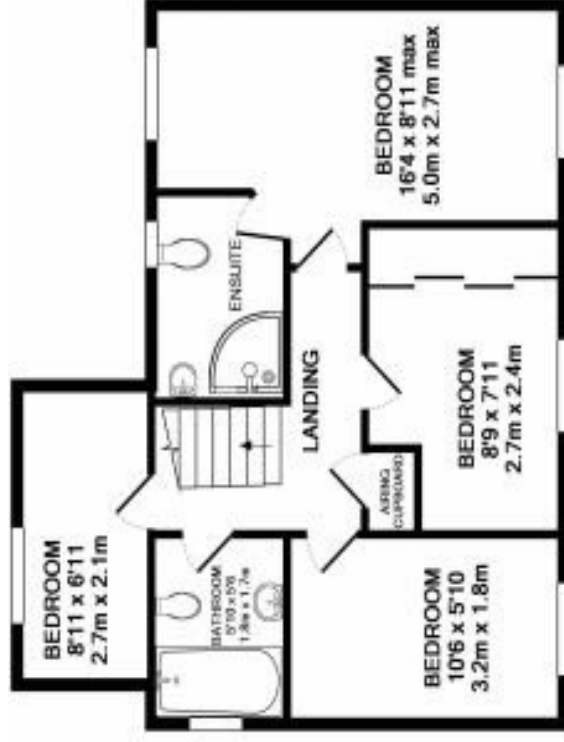
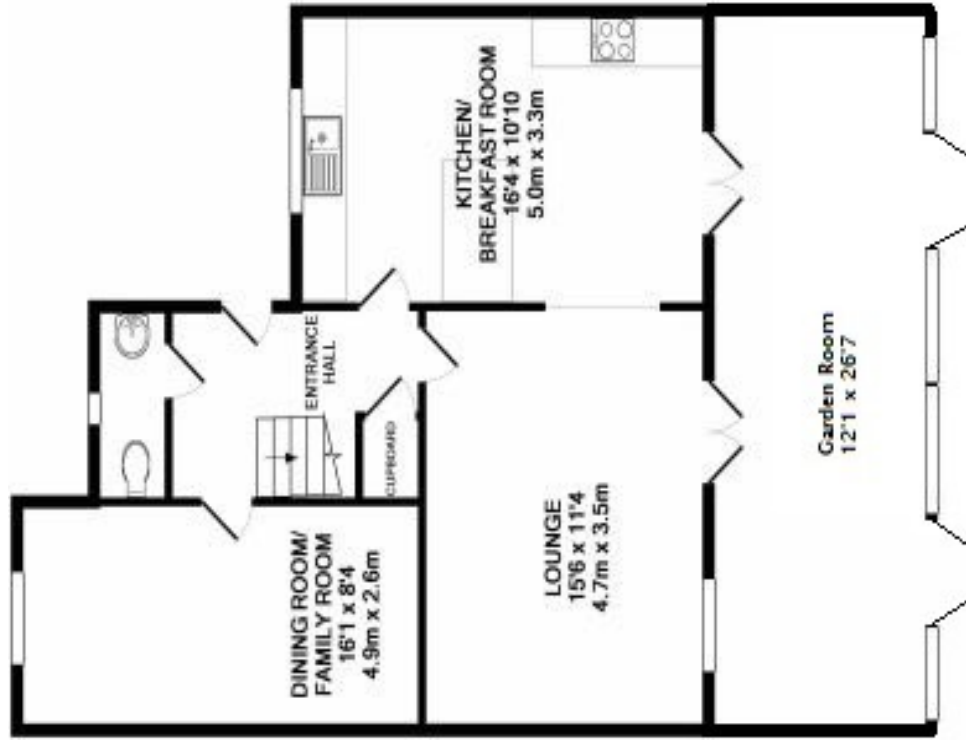
SPACIOUS, CLEAN AND MODERN

Pleasing to the eye and offering charming kerb appeal, this wonderful family home has taken advantage of its plot size and extended the main living areas on the ground for all the family to enjoy.

If you're looking for space to live and enjoy your home on the lower level, then this home is a must view!

- EPC RATING: D
- BEAUTIFULLY PRESENTED READY TO MOVE IN TO
- LARGE GARDEN ROOM AND GAMES ROOM
- WEALTH OF FLEXIBLE LIVING ACCOMODATION ON THE GROUND FLOOR







Stepping in through the entrance hall, Straight ahead lies what is currently used as the family play room. Space for a games table, dart board and television make this every kid (or big kids) dream! Set at the side of the house, the rest of the family can have peace and quiet to enjoy the wonderful expanse of space to the rear of this wonderful family home.

In the kitchen, there's plenty of space and storage, and no shortage of surfaces for cooking up a storm. This room is set with a breakfast bar island in the middle and acts as the hub of the home for the family. The breakfast bar often doubles up as a work desk for times when you want to work from home, close to the kettle! There's space for your washing machine under the counter, and even space for an American fridge freezer! Space for a range style cooker sets off this room in style and makes cooking for smaller and larger numbers easier than ever! From the hub of the kitchen, you can access the main living area or the wonderful garden room, this family have taken the opportunity to extend and cleverly link all the reception rooms together. Take a look at the floorplan to see the generous size and flow of these rooms.

The garden room is a true pleasure to behold. The brick sides give a feeling of solid privacy and structure, while the impressive glass roof and doors to the garden really make the most of inviting the inside into your home. Light pours through and the room feels calm and inviting. Currently arranged in two areas, a recreational area for the family and a dining area. This is a wonderfully sized room for all the family to enjoy.

A cloakroom W.C completes the downstairs accommodation.

Upstairs, the master suite is also of a good size and offers an en-suite shower room. Dual aspect to the front and rear, plenty of natural sunlight pours in. There are a further three smaller sized bedrooms (please see floor plan for room measurements) one of which is used as a home office. A modern family bathroom compliments the second floor and sits well placed for access between the bedrooms.

Venturing outside, the family have created a wonderfully sunny haven to enjoy. There's a patio for your dining set perfectly placed to enjoy dining al fresco, a lawned area and a raised decking area for enjoying the sun in style.

On one side of this detached residence, there is a side access and gate to the front drive. On the other side a covered area has been created for handy extra storage.

To the front of the property there's a shingled area and driveway. There is parking for up to 5 cars across the front of the property if needed.

Overall if you're looking for a property that is competitively priced to offer the best of reception rooms and living space, then this property is not to be missed. Contact us to discuss viewing today.





Drayton has a petrol station (all night), Barclays Bank, two post offices, butcher, doctors' surgery and late night pharmacy, Lloyd's chemist, baker, patisserie, florist, four hair-dressers, beautician, dress shop, two industrial estates and several public houses including the Cock Inn and the Red Lion, and Stower Grange hotel and restaurant. It also has three Tesco outlets. There is a first and middle school, a village hall, Longdale and King George V playing fields, the Bob Carter Sports and Community Centre and an insurance broker. Drayton also has Low Road Potato Farm which serves the local community and businesses with potatoes and vegetables. R G Carter construction and farms' businesses are located here. The parish church of St Margaret's was built in the 13th century, but was substantially rebuilt in the 19th century, after the tower collapsed in 1850. Norwich Airport is in easy reach and buses run regularly from the main Drayton Road.

Norwich is a wonderful fusion of the modern and historic. Like any great city, its center is easy to walk around and has a river at its heart. As well as being the most complete medieval city in the UK, it has flourishing art, music and cultural scene, superb independent as well as High Street shopping, lively restaurants, bars and nightlife and a heritage that is a delight to explore.

To view this property, please call us on 01603 952595 or pop into the office on 157 Aylsham Road, NR3 2AD.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.