



28 Drayton Wood Road, Helleston

Minors & Brady



28 Drayton Wood Road

Hellesdon, Norwich

Beautifully renovated throughout to an exceptional standard, this impressive four-bedroom semi-detached chalet bungalow offers a versatile and contemporary home that is ready to move straight into. The property has been thoughtfully redesigned to provide a particularly sociable layout, with a spacious open-plan kitchen, dining and living area forming the main hub of the home, while the inclusion of two ground floor bedrooms adds excellent flexibility for families, guests or those looking for accommodation without needing to use the stairs.

With new double glazing, gas central heating, a stylish modern finish and no work required, this is a not-to-be-missed turnkey property.



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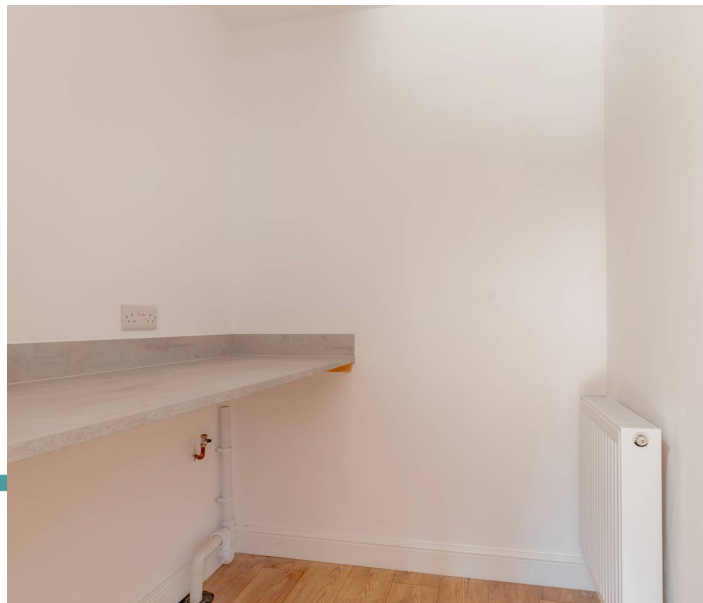
|CDA|

1. Eco 120°
2. MyCycle 60°
3. 90 Minuten 60°
4. 30 Minuten 60°
5. Prewash

28 Drayton Wood Road

Hellesdon, Norwich

- Guide price: £375,000 - £400,000
- Beautifully renovated four bedroom semi detached chalet bungalow, offering versatile and well presented accommodation arranged over two floors
- Fully renovated to an exceptional standard throughout, creating a stylish, contemporary home that is ready to move straight into with no work required
- Impressive open plan kitchen, dining and living space, providing a bright and sociable heart to the home with plenty of room for everyday family life and entertaining
- Modern fitted kitchen with integrated appliances, combining a clean contemporary finish with practical storage and a layout designed for modern living
- Two generously proportioned bedrooms on the ground floor, offering excellent flexibility for families, guests or those looking for accommodation without the need to use the stairs
- Luxury four piece family bathroom on the ground floor, finished to a high standard and including a separate shower and bath
- Two further well proportioned bedrooms on the first floor, providing additional space for family members, guests, children or home working
- New double glazing and gas central heating throughout, providing modern comfort and improved efficiency
- Generous driveway providing convenient off street parking, complemented by a large south facing rear garden



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Location

Situated in Hellesdon, just north-west of Norwich, Drayton Wood Road is well positioned for convenient access to local amenities and the wider city. Hellesdon has a number of neighbourhood shopping areas, including the centre around Drayton Wood Road and Reepham Road, providing local shops and services close to home. The area is also well served by local bus routes, with Norwich city centre easily accessible for a wider choice of shopping, dining, entertainment, and cultural attractions.

Hellesdon benefits from a good selection of schools, including Hellesdon High School and nearby primary schools, while the surrounding area offers plenty of green spaces and opportunities for walking and recreation. The location also provides straightforward access to Norwich and the surrounding area by road, making it a practical setting for enjoying the amenities of the city while retaining the feel of an established residential community.

Drayton Wood Road

The entrance hall provides a welcoming introduction to the home and leads through to the principal living spaces, as well as the ground floor bedrooms and bathroom.



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The open plan kitchen, dining and living room is a real highlight, creating a generous space that works equally well for everyday family life and entertaining. The modern kitchen has been finished with a clean contemporary design and integrated appliances, while the adjoining dining and living areas provide plenty of room for furniture and benefit from excellent natural light. There are two bedrooms on the ground floor, offering useful flexibility depending on the needs of the new owners. The principal bedroom is a generous room with its own ensuite shower room, while the second bedroom provides further comfortable accommodation. Also on this floor is a luxury four piece family bathroom, finished to a high standard and providing both a separate shower and bath, along with a practical utility room.

Upstairs, two further well proportioned bedrooms provide additional space for family members, guests or home working, making the property particularly adaptable as family needs change.

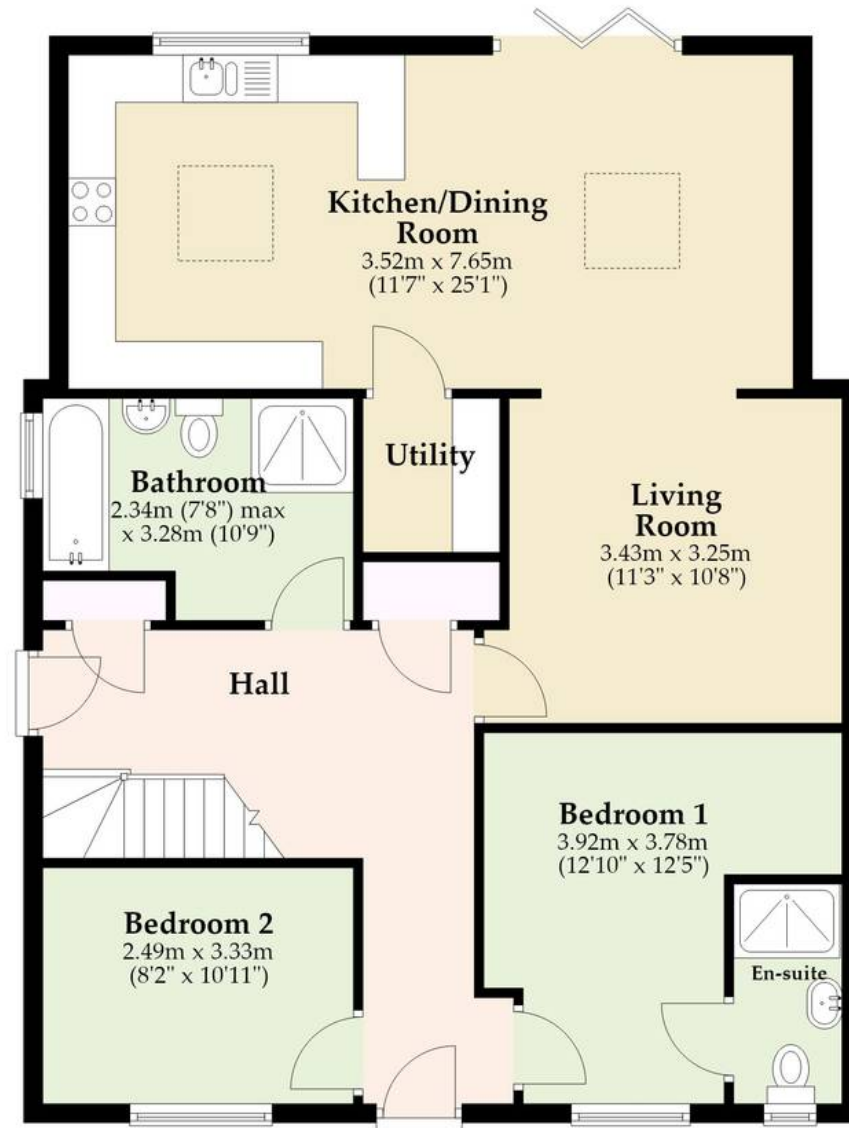
Outside, the property is approached via a generous driveway providing off street parking. To the rear is a large south facing garden, with a substantial porcelain paved patio creating an excellent setting for outdoor dining, entertaining or simply enjoying the sunshine.



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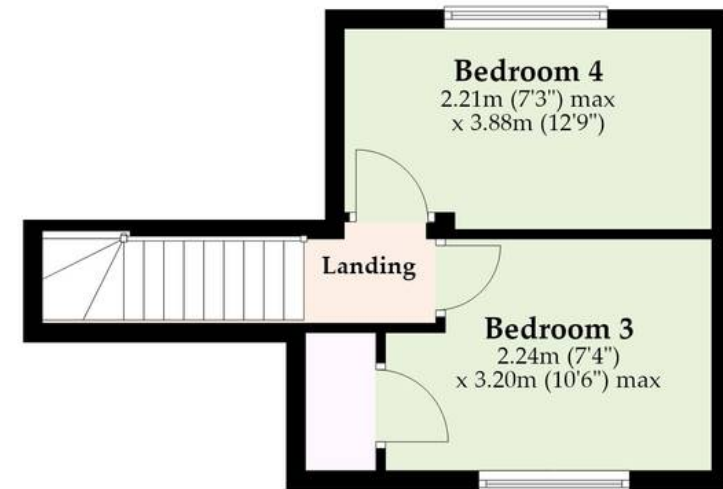
Ground Floor

Approx. 90.7 sq. metres (976.0 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



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Total area: approx. 112.7 sq. metres (1212.8 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
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