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INTRODUCING
Carter House
The Lodge, Drayton

SOWERBYS
Land & New Homes Specialists

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INTRODUCING

Carter House

Drayton High Road, Drayton, Norwich, Norfolk,
NR8 6AN

Superb Open Plan Kitchen/Diner with Quartz
Work Surfaces and Integrated Neff Appliances

Five Meter Bi-Fold Doors to the South-Facing Garden

Sitting Room with Bespoke Media
Wall and Feature Electric Fire

Large Principal Bedroom with Fitted
Wardrobes and Generous Shower En-Suite

First Floor South-Facing Study

Oak Internal Doors with Antique
Style Brass Ironmongery

Underfloor Heating to the Ground Floor, Anthracite
Column Radiators to First and Second Floors

Velfac, Triple Glazed Aluminium
Windows and Doors and MVHR

Large Detached Garage with Electric Door
and Personnel Door to the Garden

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“A unique development in a
very special setting”

From driving into The Lodge, the first glimpses of the ancient monument set the tone for this very special development.

A unique setting with 10 acres of grounds and woodland walks to enjoy and abutting the Wensum Valley, yet so convenient for Norwich, makes the development appeal to discerning buyers looking for something a little bit different.

The Lodge consists of conversion houses and apartments within the imposing 1914 manor house and a superb collection of

new homes within the grounds. Carter House, at the start of the western drive has a commanding position with views over the monument to the rear.

Great attention to detail has been paid to the versatility of the layout and Hidden Talent Homes have ensured a superb quality of finish throughout the house, from triple glazing, to quartz worksurfaces in the kitchen and fitted wardrobes.



The ground floor works perfectly for entertaining, with an excellent circular flow between the kitchen/dining room and the sitting room. An outstanding 5m set of bi-folding doors links both spaces with the south facing garden, fusing the inside with outside.

The upper floors are equally superbly appointed with four double bedrooms, two en-suites and a large bathroom. There is also a first floor study with feature glazed panel. Whilst the obvious thought is for a study, it could be used for a variety of purposes such as a dressing room or even a music room.

“An outstanding 5m set of bi-folding doors link both spaces with the south facing garden...”



One of the key features that sets Carter House apart on the development is the large detached garage with electric up and over door. With a personnel door to the garden and space for a workshop or storage, this is an excellent additional attribute in conjunction with the driveway providing further parking.

The south facing garden has a large Indian sandstone terrace for alfresco dining and there is an area behind the garage that provides a blank canvas to personalise.

Whether you have been down to the numerous village amenities in Drayton, shopping in Norwich or simply walked through the woodland walks withing the grounds, Carter House is a very welcoming home to return to.



CARTER HOUSE

Specification

- Detached New build
- Open-plan kitchen/diner, with quartz worktop, breakfast bar and integrated Neff appliances
- Five meter bi-fold doors to the south-facing garden stretching across kitchen/diner and living room
- Separate utility room and downstairs WC
- Large principal bedroom with fitted wardrobes and generous en-suite shower room
- First floor study
- Oak internal doors with antique brass ironmongery
- Underfloor heating throughout ground floor, anthracite column radiators for first and second floor
- South-facing garden with large patio area
- Velfac, triple glazed aluminium windows and doors
- MVHR - supplying clean filtered air to the habitable rooms and reusing generated heat in your home
- Large detached garage with electric door, rear window and side personnel door into the garden
- 10 year structural warranty

Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

The Lodge

IN DRAYTON
IS THE PLACE TO CALL HOME



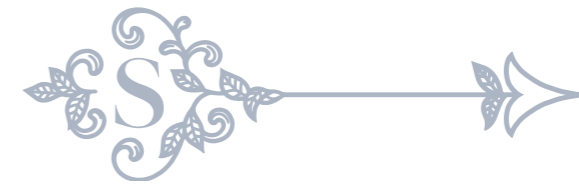
The village of Drayton and the popular residential location of Thorpe Marriott is situated North of the

Cathedral City of Norwich. Thorpe Marriott, Taverham and Drayton offer a good selection of local amenities including schooling for all ages, village shop, butchers, bakery, mini supermarket, doctor's surgery and vet.

Norwich offers access to all the major rail links and Norwich International Airport and is located approximately 40 minutes from the delightful North Norfolk coast.

In Norwich you will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants.

The village is also on a direct bus route in and out of the City centre and close to all major transport links.



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating with underfloor heating to the ground floor and radiators to the upper floors.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9211-3910-3426-2422-9291

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

TENURE

Freehold.

LOCATION

What3words: /// influence.boggles.spouting

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