



INTRODUCING

Cypress House

The Lodge, Drayton

SOWERBYS

Land & New Homes Specialists

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Cypress House

The Lodge, The Lodge Drive, Drayton, Norwich,
NR8 6JQ

Ground Floor Snug and First Floor Sitting Room

Stunning Kitchen Dining Room
with double height space

First Floor Study Area Looking
Out to the Woodlands

En-Suite and Dressing Room
to Principal Bedroom

Three Double Bedrooms

South Facing Garden

Unrivalled Views of the Woodland Setting

10 Acres of Grounds to Enjoy

10 Year Structural Warranty

A Completely Unique Location

SOWERBYS NORWICH OFFICE

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"A stunning detached home with an impressive south-west garden to match an equally impressive finish throughout."

Cypress House is one of the first of the new build properties at The Lodge and boasts an impressive south-west garden to match an equally impressive executive detached home. This is a luxurious three-bedroom property over three floors, On the first two floors are a choice of living rooms, an indulgent principal bedroom suite with walk-in dressing room and en-suite, a stunning kitchen dining room, a separate utility room and a study area. The second-floor offers two double bedrooms, bespoke fitted wardrobes and a family bathroom.



CYPRESS HOUSE

Specification

- Impressive ground floor living space with superb kitchen/diner
- Feature oak and glass staircases
- Ground-floor snug with integrated bespoke media unit, cabinetry, display and feature lighting
- Utility and WC with pocket doors
- Herringbone flooring laid throughout ground-floor
- South-facing kitchen dining room with sliding doors
- Masterclass kitchen with quartz worktops, integrated NEFF appliances
- Impressive first-floor living room with study area, overlooking the mature woodland
- Luxurious principal bedroom with walk-in dressing room and spacious shower en-suite
- Two second-floor bedrooms, one with additional bespoke wardrobe space and a shared bathroom
- Underfloor heating to the ground-floor and feature anthracite column radiators to first and second-floors controlled via smart thermostats
- Oak internal doors with antique brass ironmongery throughout
- Triple-glazed windows and doors
- MVHR - supplying clean filtered air to the habitable rooms and reusing generated heat in your home





The Developer

Hidden Talents Homes creates quality and aspirational property for both residential and commercial projects.

The Lodge is brought to you by Hidden Talents Developments, the name behind some of Norfolk's most iconic brands such as 'Byfords' of Holt and 'The Pigs' at Edgefield. They also completed the successful development of 'The Dial House' in Reepham, a collection of six Georgian conversions and eleven new build homes. The Lodge will mirror the same attention to detail and provide an exclusive way of life you would expect from this exceptional brand.



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

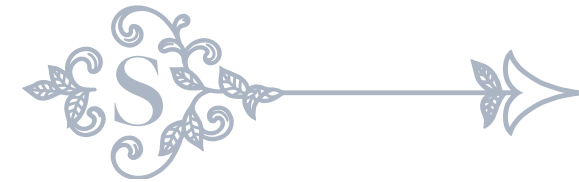
IN DRAYTON
IS THE PLACE TO CALL HOME



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

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.



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 E.

ENERGY EFFICIENCY RATING

B. Ref:- 1637-5233-7200-0484-8202

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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