



INTRODUCING

Westview

The Lodge, Drayton

SOWERBYS

Land & New Homes Specialists

S

INTRODUCING

Westview

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



The Apartment Has Its Own Front Door

Courtyard Garden

Elevated Views

Western Outlook to Enjoy the Sunsets

Superb Open Plan Living Space

Separate Floor for Bedroom Accommodation

Allocated Parking

Set in Stunning Grounds with Woodland Walks



SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com



"Perfectly placed duplex apartment converted from an imposing manor house"

Central to the ethos of The Lodge in Drayton is the feeling of luxury living.

For those looking to downsize but nervous of the transition to apartment living, Westview will provide the perfect solution.

With its own front door and courtyard garden, together with the principal area of

the apartment being across two floors, it has the feeling of a house on a manageable scale.

Such is the attention to detail from Hidden Talents Homes that they have taken real care to ensure the layout and flow of the apartment works so well with a strong feeling of space.



The open plan kitchen/dining area really fuses the traditional with the contemporary. The original eastern window of the manor brings character to the heart of the space and the new western picture window capitalises on the view and will allow the ability to enjoy stunning sunsets. The space is perfect for entertaining.

Glazed double doors continue the flow into the sitting room which overlooks the new Lodge Green and has a bespoke media station. There is also a cloakroom on this level for guests.

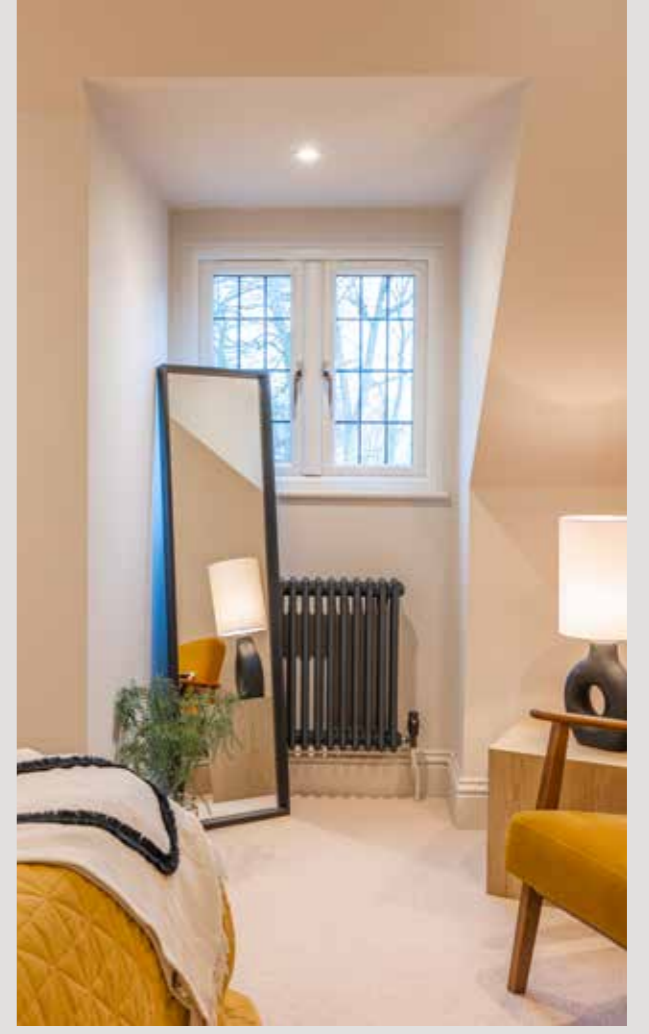
The upper floor consists of two well appointed double bedrooms with the principal having fitted wardrobes. There is a luxury bathroom with separate shower cubicle.

The private courtyard allows for a charming place to sit a relax and with the clever use of pots could form a little oasis at the heart of the development.

“...the new western picture window capitalises on the view and will allow the ability to enjoy stunning sunsets.”

Westview has its own allocated parking in the designated area by the ancient monument and that is a reminder of how unique and special the development is. Beyond the monument is access to the beautiful and extensive woodland walks meandering down to the Wensum Valley.





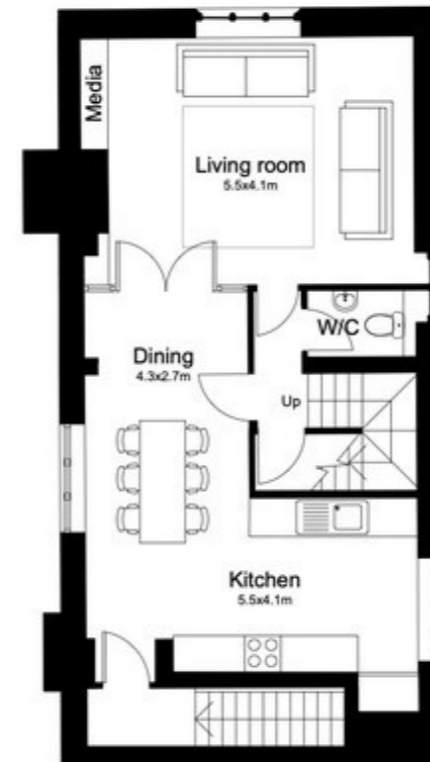
WESTVIEW

Specification

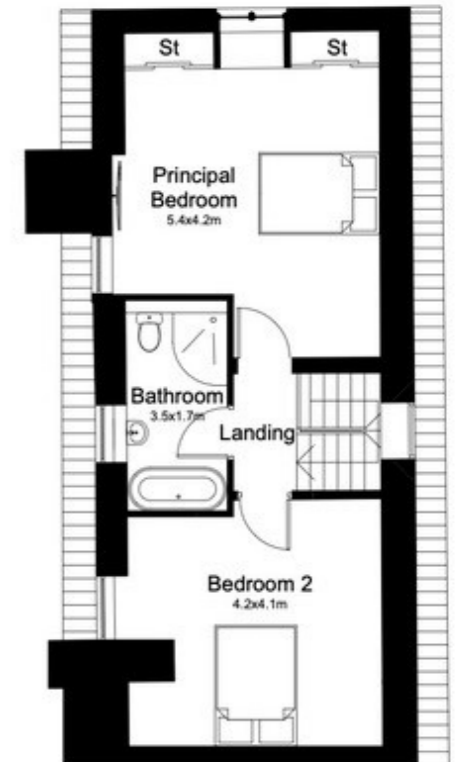
- Impressive duplex conversion apartment
- Paved courtyard garden
- Private entrance lobby with bespoke fitted furniture
- Open-plan kitchen/diner with westerly views
- Traditional shaker-style kitchen with quartz worktop
- Integrated NEFF appliances including fridge / freezer, dishwasher, induction hob and modern extraction hood
- Double aspect living room with fitted media unit and feature lighting
- Oak internal doors with a mixture of glazed and solid antique style brass ironmongery
- Designated parking space (there may be the potential to upgrade to two spaces).
- 10 year structural warranty
- 999 year leasehold



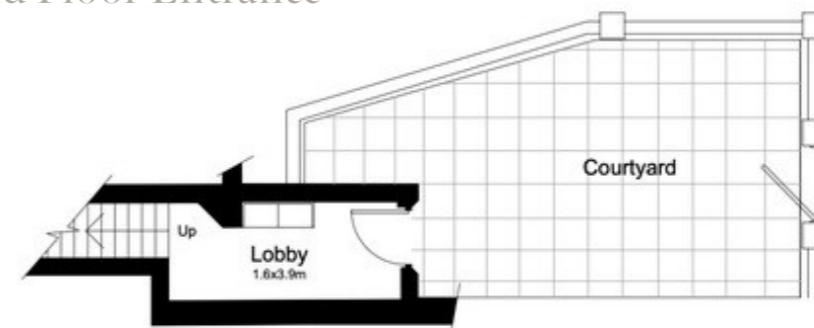
First Floor



Second Floor



Ground Floor Entrance



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.

Copyright V360 Ltd 2022 | www.houseviz.com



ALL THE REASONS

The Lodge

IN DRAYTON
IS THE PLACE TO CALL HOME



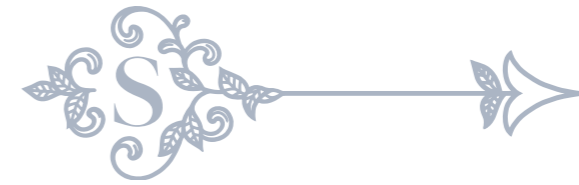
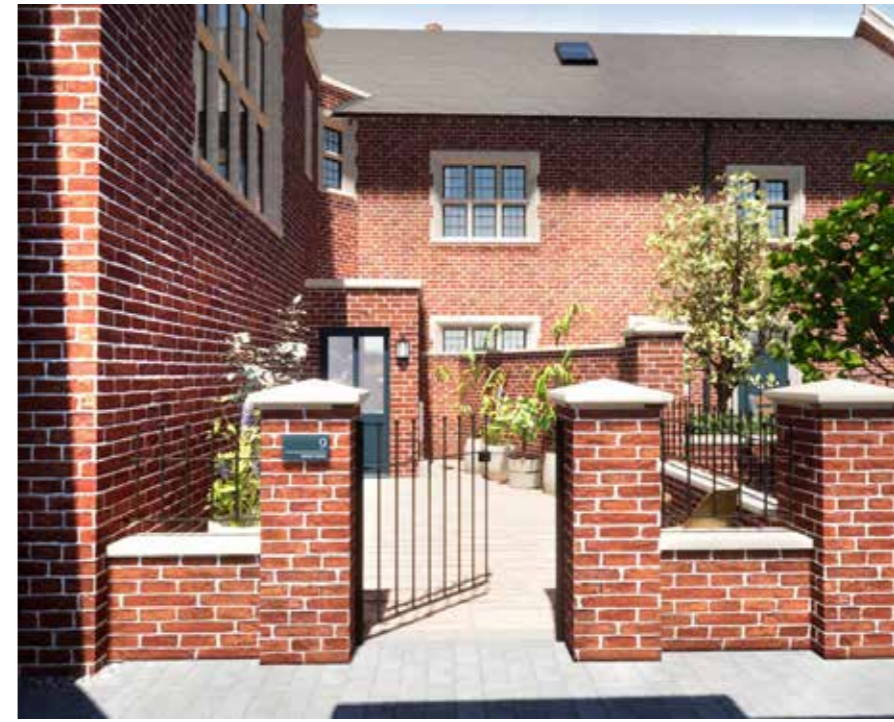
The village of Drayton and the popular residential location of Thorpe Marriott is situated North of the

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 fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0670-0043-1319-6537-6200

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

Leasehold, with 999 years remaining.

LOCATION

What3words: /// scrubbing.hairsytle.encounter

SOWERBYS

Land & New Homes Specialists



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL