



Stirling Close, Drayton Norwich NR8 6GY

welcome to

Stirling Close, Drayton Norwich

We are proud to bring to market this substantial and highly versatile four-bedroom detached home, tucked away in a peaceful cul-de-sac within the ever-popular village of Drayton. This property presents an exceptional opportunity for families seeking space, flexibility, and long-term comfort!



Accommodation

From the moment you step inside, it's clear this home has been designed with family living in mind. The extended living space completed in 2019 offers a fantastic balance of open space and defined areas, allowing for both social gatherings and quieter, more private moments. The standout living space provides an impressive footprint, ideal for entertaining guests or relaxing with the family, while additional reception rooms offer excellent flexibility - whether you need a home office, playroom, or dedicated dining space, this property adapts effortlessly to your lifestyle. The kitchen is both stylish and functional, offering ample storage and workspace, complemented by a separate utility area to keep everyday life running smoothly. Upstairs, the property continues to impress with four generously sized bedrooms. Two bedrooms benefit from their own en-suite facilities, making it perfect for growing families or accommodating guests, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, the home enjoys an enclosed rear garden, providing a safe and peaceful space for children, pets, or summer entertaining. To the front, a spacious driveway and garage ensure there is no shortage of parking. A notable advantage of this home is its solar panel system with battery storage, offering increased energy efficiency and helping to reduce on-going running costs - an increasingly valuable feature in today's market.

Entrance Hall

External entrance door opening to front aspect, radiator, stairs to first floor, giving access to playroom, kitchen, and living room.

Playroom

Upvc double glazed window to front aspect, and radiator.

Kitchen

A range of wall and base units with work surfaces over, upvc double glazed window to front aspect, 1 1/2 bowl sink with mixer tap over, integrated dishwasher, fridge freezer, range cooker, radiator, understairs cupboard, and archway opening to utility room.

Living Room

Feature fireplace with inset gas fire, two radiators, two light fittings, double doors opening to dining room, and opening to garden room.

Dining Room

Upvc double glazed window to rear aspect, radiator, and door opening to utility room.

Utility Room

Floor to ceiling corner cupboard (currently used as a pantry), as well as a floor and wall unit with work top, sink, wall mounted gas fired central boiler, and plumbing for washing machine. Door opening to toilet. External side door opening to side alleyway.

Wc

Suite comprising wc, extractor fan, radiator, and wash hand basin.

Garden Room

Double glazed window to side aspect, aluminium frame tri-fold patio doors opening to rear garden, radiator, and further door leading into study.

Study/Home Office/Hobbies Room

Currently used as a craft room, which has offered the current occupants an ideal creative space. However, could be used as an additional playroom, or home office with the right wifi connections. Inset ceiling spotlights, upvc double glazed window to rear aspect, rubber floor tiles, electric heater, light tunnel, and further door opening to garage.



Total floor area 165.3 m² (1,780 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Integral Garage

Fitted to a good standard, with rubber floor tiles throughout, fully boarded loft space with access by integral ladder and painted ceiling, up and over door, power, and light.

First Floor Landing

Giving access to all four bedrooms, family bathroom, airing cupboard and access to loft space.

Bedroom One

Upvc double glazed window to rear aspect, built in wardrobes, double radiator, and door opening to ensuite.

Ensuite

Suite comprising corner shower, vanity unit with inset wash hand basin, wc, heated towel rail, extractor fan, upvc double glazed window to side aspect.

Bedroom Two

Upvc double glazed window to front aspect, radiator, and built in cupboard. Door opening to ensuite.

Ensuite

Suite comprising upvc double glazed window to front aspect, radiator, shower cubical, and wash basin.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

Bedroom Four

Upvc double glazed window to front aspect, and radiator.

Bathroom

Suite comprising bath with shower attachment, extractor fan, wc, radiator, and upvc double glazed window to side aspect.

Outside

To the front of the property is a driveway providing off-road parking and access to the garage. The remainder of the front elevation is laid to shingle. This is complemented to the rear by a delightful mainly lawned garden, offering a good degree of privacy, a variety of trees/bushes, and patio ideal for enjoying the summer months. There is also a personal door and enclosed by panelled fencing.



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welcome to

Stirling Close, Drayton Norwich

- Impressive Detached Family Home
- Generous and Adaptable Layout
- Four Well-Sized Bedrooms
- Driveway Parking + Garage
- Multiple Reception Spaces

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103412 - 0006

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