



245 Drayton High Road, Norwich

Norwich



Guide Price £600,000
Minors & Brady

245 Drayton High Road

Norwich, Norwich

Guide Price £600,000 - £650,000. The perfect location, a beautiful home and exceptional versatility combine to make this property truly special. Situated on a private road just off the highly sought-after Drayton High Road, it offers spacious, light-filled rooms and flexible living spaces designed to suit modern family life. Set on a generous 1/3-acre plot (STMS), the elegant exterior with white pillars and meticulously maintained gardens creates a welcoming and impressive first impression. Inside, versatile accommodation includes annexe potential, perfect for multigenerational living or guests, while the stunning rear garden with a koi pond provides a peaceful space for relaxation. With excellent schools nearby, easy access to Norwich city centre and convenient links via the NDR. Immaculately presented and lovingly cared for, it is ready to welcome its next family to create lasting memories.

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- Set just off Drayton High Road, offering superb accessibility to local amenities, schools and excellent transport links including the NDR
- Spacious, light-filled interiors with three versatile reception rooms, perfect for family living, entertaining, and relaxing
- All generously sized bedrooms, providing ample space for family members or guests, complemented by a separate dressing room
- A fully equipped study/snug with its own kitchenette, shower room and private rear access via the utility room, previously used as annexe accommodation
- Kitchen with a charming, original Belfast sink, full tiled backsplash, patterned flooring, and open plan access to the dining area
- Stylish family bathroom featuring a bath and sleek modern fittings that combine practicality with luxury
- The exterior is striking with white-painted walls, contrasting window frames and a driveway entrance framed by white pillars





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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The Location

Drayton High Road enjoys an enviable position in one of Norwich's most well-connected and accessible locations. Perfectly placed for both convenience and lifestyle, you're just moments from a range of everyday essentials and local favourites. Head a short distance into Drayton and you'll find everything from Tesco's and a fuel station to pubs like The Cock Inn and The Red Lion, plus a local café and direct access to the NDR for swift travel around Norfolk.

In the opposite direction, weave into Hellesdon where you'll discover a handy selection of independent shops, a Chinese takeaway, the popular Seasons sandwich shop and a recently opened cake and sweet treat shop—ideal for impromptu indulgence or family treats.

For a larger weekly shop, there's a nearby Asda on the route into the city, with David Lloyd's Gym just around the corner offering excellent fitness and leisure facilities.

The city centre is ten minutes away by car, giving you



Ground Floor
1070 sq.ft. (99.4 sq.m.) approx.



1st Floor
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 sq.m.) approx.

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.

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