



5 Firbanks Close, Drayton

Norwich



Minors & Brady

Hidden within one of Drayton's most distinguished and seldom available enclaves stands a home that redefines modern elegance. Crafted in 2020 by a highly regarded local developer, this exceptional detached residence exudes sophistication and has been maintained in flawless condition. Its interiors are bright, balanced, and beautifully proportioned, from the grand entrance hall to the 22ft dual-aspect living room with seamless garden connection. At its heart, the expansive open-plan kitchen and dining suite combines refined design with underfloor heating, quartz surfaces, and premium BOSCH appliances. Versatility flows throughout, with a study or fifth bedroom complementing four spacious doubles upstairs, two complete with en-suites. Beyond the walls, the landscaped gardens offer tranquil outdoor living with a pergola terrace, summer house, and generous entertaining space. A double garage and ample private parking add convenience and stature. Enhanced by 18 solar panels and a 9.4kW battery system, this light-filled home delivers a rare balance of luxury, sustainability, and quiet exclusivity.

- Situated within one of Drayton's most exclusive and rarely available private enclaves
- Constructed in 2020 by a reputable independent local developer and presented in immaculate condition
- Expansive 22ft dual-aspect living room with wood-burning stove and bi-folding doors to the garden
- Stunning 28ft open-plan kitchen and dining suite with quartz worktops, BOSCH appliances, and underfloor heating
- Separate utility room providing additional storage, workspace, and side access
- Versatile ground-floor study or fifth bedroom with access to a contemporary shower room
- Four spacious double bedrooms, two with private en-suite facilities and three with fitted wardrobes

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The Location

Situated within one of the region's most desirable and private developments, Firbanks Close enjoys a peaceful setting tucked away in the heart of Drayton. The location perfectly combines a sense of exclusivity and privacy with everyday convenience, offering a wonderful lifestyle for families and professionals alike.

Local amenities are all within easy reach. Drayton Medical Practice and a highly regarded primary school are both within walking distance, providing excellent support for day-to-day family life. Just a short stroll away, residents can enjoy The Red Lion, a welcoming pub ideal for an evening meal or Sunday lunch, while The Cock Inn, located nearby, offers a friendly atmosphere for relaxed drinks or dining. For a casual bite, Domino's provides the perfect Saturday night takeaway, and Greggs offers pastries and coffee for those on the go.

The nearby Willows Café is a local favourite, serving breakfast, lunch and hot drinks in a warm and inviting setting, ideal for catching up with friends or enjoying a quiet moment. Everyday essentials are also close at hand, with a fuel station, local convenience stores and supermarkets just minutes away.

Neighbouring Taverham further enhances the area's appeal, offering a range of shops and leisure facilities, including larger supermarkets. Together, Drayton and Taverham provide everything needed for comfortable modern living, all while maintaining a strong community feel.

Commuters will appreciate the immediate access to the NDR, allowing you to connect to the A47 and A11 within moments, while Norwich city centre can be reached in around 15 minutes by car. Despite this excellent connectivity, Firbanks Close remains wonderfully private, a small, exclusive close that offers a calm retreat from the bustle of city life.



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Drayton, Norwich

Firbanks Close, Drayton

Positioned within one of Drayton's most coveted and discreet enclaves, this remarkable detached residence exemplifies refined contemporary living, blending elegant design with luxurious finishes throughout.

Completed in 2020 by an independent local developer, the property has been lovingly maintained and remains in exemplary condition. Its generous proportions, thoughtful layout, and superior craftsmanship create an inviting and versatile family home of rare calibre.

The balance of a ten-year NHBC warranty further enhances the peace of mind for discerning purchasers.

Upon entering, the reception hall immediately establishes the home's tone of understated sophistication, showcasing an ash staircase and beautifully crafted oak-veneered doors. The expansive 22ft living room presents a light and airy dual-aspect design, anchored by a wood-burning stove and bi-folding doors that open directly onto the beautifully landscaped rear garden, perfectly merging the interior with the outdoors.



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At the heart of the home lies a stunning 28ft open-plan kitchen and dining suite, a true centrepiece for family life and entertaining. The space is defined by sleek cabinetry finished with quartz worktops, a substantial central island, and a full complement of integrated BOSCH appliances. Everyday comfort is elevated with underfloor heating and a Quooker instant boiling water tap, while floor-to-ceiling glazing and bi-fold doors allow natural light to cascade through, creating an effortlessly bright and sociable atmosphere.

A separate utility room provides further practicality with additional storage, work surfaces, and side access, ideally suited to the demands of modern family living. Completing the ground floor is a stylish shower room and a flexible additional room, perfect as a study, guest suite, or fifth bedroom.

The first floor continues the sense of space and quality, with four generous double bedrooms arranged around a broad central landing. The principal suite offers fitted wardrobes and a luxuriously appointed en-suite shower room, while a second bedroom benefits from its own private en-suite facilities. Two further bedrooms provide ample accommodation for family or guests, three of which enjoy bespoke fitted wardrobes.

A beautifully designed four-piece family bathroom, finished with contemporary fixtures and neutral tones, completes the arrangement.



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Externally, the property occupies a select private road shared with only four distinguished neighbours, ensuring both exclusivity and tranquillity. A generous brick-weave driveway affords multiple parking spaces and leads to a detached double garage fitted with twin electric roller doors. The rear garden is an oasis of calm, meticulously landscaped to offer year-round appeal, with a manicured lawn, vibrant planting, and well-defined borders. A pergola-topped terrace provides a delightful setting for alfresco dining, complemented by a charming summer house and garden shed for additional versatility.

Energy efficiency and sustainability are central to the home's design, with 18 roof-mounted solar panels seamlessly integrated with a 9.4kW battery storage system. This advanced setup significantly reduces running costs while enabling a feed-in tariff from surplus energy generation—combining environmental awareness with tangible financial benefit.

A rare opportunity to acquire a home of such calibre, this property unites elegance, efficiency, and exceptional condition within one of Drayton's most desirable private settings. Light-filled, beautifully finished, and meticulously maintained, it offers an exceptional standard of living for those seeking both comfort and distinction.

Agents Note

Sold Freehold

Connected to mains gas, electricity, water and private drainage.



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Ground Floor
1495 sq.ft. (138.9 sq.m.) approx.



1st Floor
875 sq.ft. (81.3 sq.m.) approx.



Including Double Garage

TOTAL FLOOR AREA : 2370 sq.ft. (220.2 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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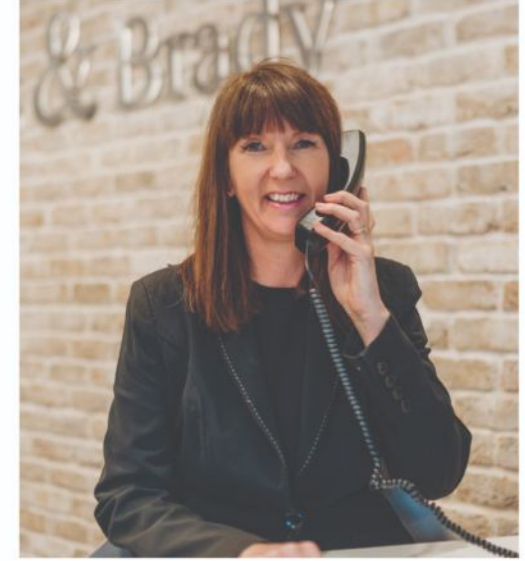
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