



65 Fakenham Road, Drayton

Norwich



Minors & Brady

65 Fakenham Road

Drayton, Norwich

This is executive living done right, private, spacious and perfectly designed for modern family life. Tucked away just off Fakenham Road, this impressive five-bedroom home combines generous proportions with a highly versatile layout. The dual-aspect lounge provides a bright yet cosy setting, while the separate study adds valuable flexibility for home working or additional living space. At the heart of the home, a well-appointed kitchen and breakfast area flows effortlessly into a formal dining room and light-filled conservatory, creating ideal spaces for both everyday living and entertaining. Upstairs, five well-sized bedrooms include two with en-suite facilities, alongside a contemporary family bathroom. Outside, a double garage, ample driveway and wrap-around gardens complete a home that balances privacy, practicality and lifestyle appeal.

- Spacious detached executive home tucked away in a quiet, private setting
- Bright and welcoming dual-aspect lounge with feature fireplace
- Versatile separate study, ideal for home working or additional living space
- Sociable kitchen / breakfast room at the heart of the home
- Elegant dining room flowing into a light-filled conservatory
- Five well-proportioned bedrooms, perfect for growing families
- Principal suite with en-suite and walk-in wardrobe
- Additional en-suite bedroom, ideal for guests or older children
- Mature wrap-around gardens with seating and lawned areas for relaxing outdoors
- Substantial double garage and generous driveway, offering practicality and ease of living



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The Location

Positioned along Fakenham Road, this location offers an excellent balance between village convenience and easy access to wider amenities, perfectly placed to enjoy everything both Drayton and Taverham have to offer. Within easy walking distance, Tesco Extra provides a full range of everyday essentials, while nearby Marriotts Way is right on your doorstep, popular with locals for walking, cycling and dog outings through scenic green space.

One of the standout features of this location is the excellent and highly convenient bus services, with regular routes available right nearby, providing direct access into Norwich city centre in approximately 20–25 minutes, making commuting simple and reliable without the need to drive.

For socialising and dining, The Red Lion and The Cock Inn are both close by, offering relaxed environments for simple food and evening drinks, while The Willows Café is a well-regarded local spot for light bites, coffee and traditional Sunday roasts. There are also a selection of local chip shops and popular Chinese takeaways, along with Domino's within walking distance.

Everyday essentials are further supported by a nearby Post Office, Oops A Daisy florist, and the 5:17 Coffee House, all adding to the strong local village feel.



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Taverham itself is well-equipped, featuring a dentist, veterinary practice and the popular Taverham Garden Centre, alongside Taverham Mill, known locally for its picturesque setting and resident Highland cattle. Meanwhile, Drayton complements this with further practical amenities including Drayton Dental, local doctors' surgery, and Drayton Service & Tyre centre, ensuring day-to-day needs are well covered close to home. Taverham Library also offers a valuable community resource.

The area also benefits from a strong selection of schooling options, including nursery, primary, secondary and sixth form education, making it particularly appealing for families. Hinks Meadow is a well-loved local spot where children play football and take part in community activities, while Drayton Park and other nearby green spaces further enhance the family-friendly environment.

For those travelling further afield, the Northern Distributor Road (NDR) and Longwater Retail Park are easily reached, offering additional shopping, dining and transport links, including Lidl and other well-known retailers.

Adding to the lifestyle appeal, there are a variety of local parks, open green spaces and newer leisure facilities such as padel courts, offering opportunities to stay active within the community.



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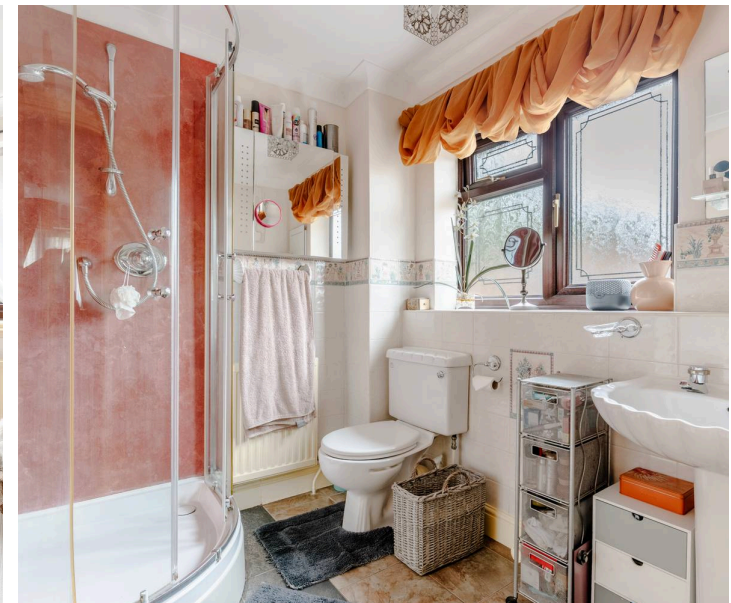
Drayton, Norwich

Fakenham Road, Drayton Road

This exceptional executive family home enjoys a secluded setting just off Fakenham Road, offering a rare combination of privacy, space and convenience. Beautifully presented throughout, the property has been thoughtfully arranged to provide generous and versatile accommodation ideally suited to modern family living.

The home opens via a spacious entrance hall, creating an immediate sense of scale while connecting seamlessly to the ground floor living spaces. To the front, a striking dual-aspect lounge offers a bright and comfortable setting, enhanced by a feature fireplace and ample room for both relaxation and entertaining. A separate study provides valuable flexibility, perfectly suited for home working or as a potential ground floor bedroom if required.

At the heart of the home, the kitchen/breakfast room presents a practical yet sociable layout, fitted with a comprehensive range of wall and base units alongside space for dining. The adjoining utility room adds further functionality, ensuring the kitchen remains streamlined for day-to-day use. From here, double doors open into a formal dining room with a charming bay window, which continues through to a generous conservatory. This space enjoys excellent natural light and provides direct access to the garden, creating a strong indoor-outdoor connection and an ideal setting for both entertaining and quiet enjoyment. A ground floor cloakroom completes this level.



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Upstairs, five well-proportioned bedrooms are arranged to suit growing families or those requiring additional guest space. The principal bedroom benefits from its own en-suite shower room alongside a walk-in wardrobe, while the second bedroom also enjoys en-suite facilities. The remaining three bedrooms are served by a contemporary family bathroom, all presented to a consistent and well-maintained standard.

Externally, the property continues to impress with a double garage incorporating a WC and a generous driveway providing ample parking. The wrap-around gardens have been thoughtfully arranged to offer a variety of outdoor spaces, including a raised lawn, a decked seating area and additional landscaped sections designed for both ease of maintenance and year-round use.

Overall, this is a substantial and well-balanced home, combining flexible accommodation with a desirable village location close to local amenities, schooling and transport links.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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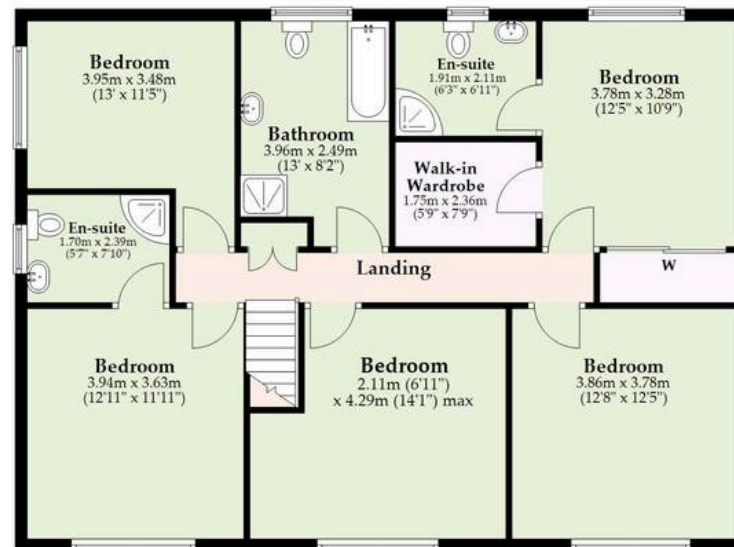
Ground Floor

Approx. 168.3 sq. metres (1811.9 sq. feet)



First Floor

Approx. 107.1 sq. metres (1153.1 sq. feet)



Total area: approx. 275.5 sq. metres (2965.0 sq. feet)

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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.
Plan produced using PlanUp.

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Minors & Brady
Your home, our market



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