



245 Drayton High Road, Norwich

Guide Price £625,000

245 Drayton High Road

Norwich, Norwich

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.

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, head into Hellesdon for a useful mix of independent shops, a Chinese takeaway, the well-liked Seasons sandwich shop, and a recently opened cake and sweet treat shop—perfect for quick indulgence or family treats. For a larger weekly shop, a nearby Asda sits on the route into the city, with David Lloyd's Gym just around the corner offering top fitness and leisure facilities. Norwich city centre is only ten minutes away by car, providing easy access to its vibrant mix of retail, dining, culture, and entertainment. Families are well placed with highly regarded schools in Taverham and Hellesdon, a strong choice of further education in the city, and local private schooling—especially in Taverham.





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Drayton High Road

This beautifully unique family home, lovingly cared for by the current owners, is a truly special property nestled on a private road off Drayton High Road. From the moment you arrive, its striking exterior makes an impression—white-painted with contrasting window frames and framed by a pair of elegant white pillars at the driveway entrance, creating a real sense of arrival. Designed for comfortable, spacious living, it offers generous and light-filled rooms that blend traditional charm with thoughtful modern touches.

Step inside to discover a trio of versatile reception rooms that cater to every purpose—from relaxed evenings in the sitting room to entertaining in the garden-view conservatory. The sitting room itself is a warm, welcoming space complete with a classic fireplace and an abundance of natural light, while the conservatory, with its large glazed roof, invites the outdoors in—offering stunning views of the established rear garden and tranquil koi pond.

At the heart of the home, the kitchen/breakfast room offers a sociable and functional hub, beautifully finished with an original Belfast sink, full tiled backsplash and patterned flooring that adds charm and character. It flows seamlessly into the adjoining dining area, ensuring the layout works perfectly for hosting friends and family. Practical features like the utility room and ground-floor shower room enhance everyday convenience, all while maintaining a cohesive and stylish feel throughout.



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A standout feature of this home is the separate study/snug area, which includes its own kitchenette, shower room access and private entry from the rear via the utility room. Previously used as annex accommodation for parents, this space is already proven to work well for multigenerational living, older children seeking independence, or visiting guests. It could also comfortably serve as a sixth bedroom or even a work-from-home suite—offering true flexibility for modern lifestyles.

Upstairs, four generously proportioned double bedrooms provide ample space for growing families. Each is bright and airy, with space to personalise. The dressing room adds a layer of luxury and could easily be converted into a walk-in wardrobe or nursery. The family bathroom includes a bath and sleek modern fittings, while a new boiler installed in 2021 ensures energy efficiency and peace of mind.

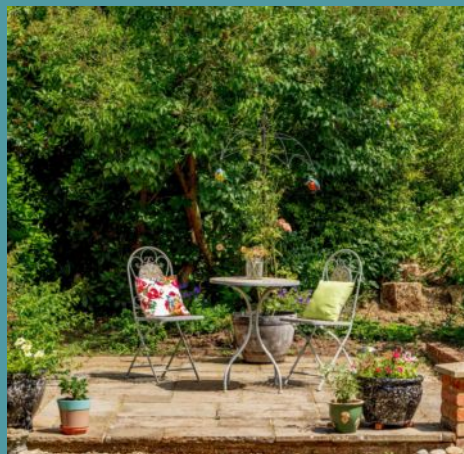
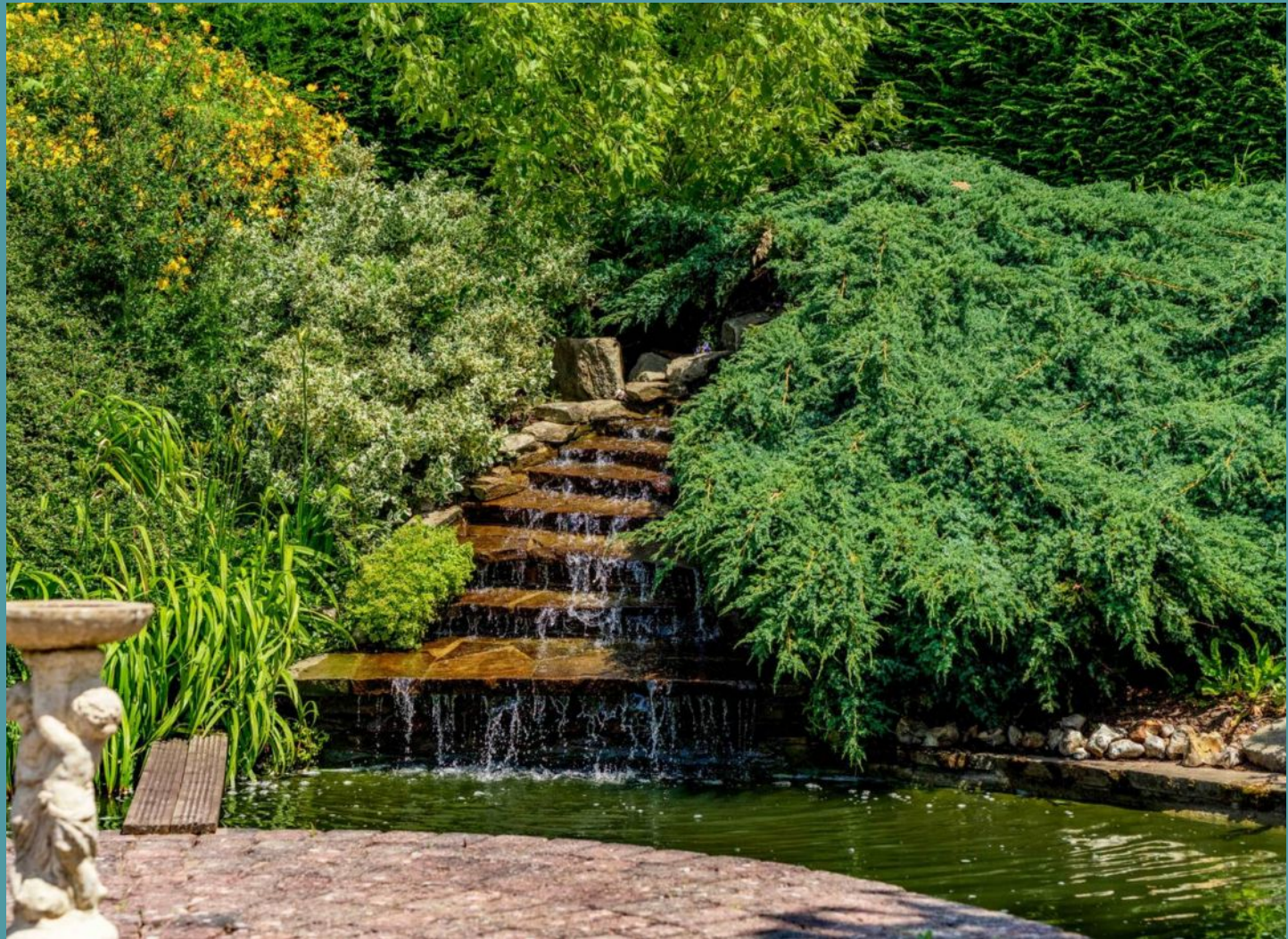
Outside, the home sits proudly on a 1/3-acre plot (STMS), with a mature front garden bordered by hedging to ensure privacy. The long private driveway provides ample off-road parking, leading to a truly stunning rear garden. Lovingly landscaped and well-tended, it features lawn, established borders, soft fruit patches, vegetable beds, two garden sheds and the centrepiece—a koi pond with waterfall and subtle safety railings. Whether you're hosting summer garden parties, tending to your produce, or simply enjoying the wildlife, the garden offers an idyllic outdoor lifestyle.

Well-presented, spacious, and meticulously maintained throughout, this is a home with genuine heart. It combines charm, character, and flexibility in a way that suits families of all shapes and sizes. Whether you're looking for room to grow, options for multigenerational living, or simply a place that feels instantly like home—this much-loved property delivers it all in style.

Agents Note

Sold Freehold

Connected to all mains services



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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