



THE STORY OF

# Eastview Apartment

*Drayton, Norfolk*

SOWERBYS



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# Eastview Apartment

The Lodge, The Lodge Drive, Drayton,  
Norfolk, NR8 6JQ

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Superb Two Bedroom Apartment

Rarely Available Opportunity

Commanding Position Amongst a Highly  
Sought After Collection of Homes

Elevated Views of Ancient Woodland

Superb Open-Plan Living Space

Two Luxurious En-Suite Bedrooms

Set in Stunning Grounds with Woodland Walks

Two Allocated Parking Spaces

No Onward Chain

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)





Rarely available on the open market, this superb apartment personifies much of what has made this exclusive cluster of homes so very popular – A keen eye for detail and modernity alongside a deep understanding and celebration of the historic building.

For those looking to downsize but nervous of the transition to apartment living, Eastview will provide the perfect solution.

Upon entering, the feeling of space and quality is immediate – much more akin to that of a large detached home rather than a low maintenance apartment. The high quality kitchen is tucked around the corner making for a large open-plan and sociable space yet still with defined areas to favour functionality and cementing it as a bonafide home. Historic mullion windows adorn this modern space, a wonderful reminder of the building's prestigious past capturing vistas of the calm and mature surroundings including the ancient woodlands in which residents can enjoy magical woodland walks. The dining area is awash with natural light via the large windows whilst the living area boasts the trademark “media wall” that has proved so popular across the site.

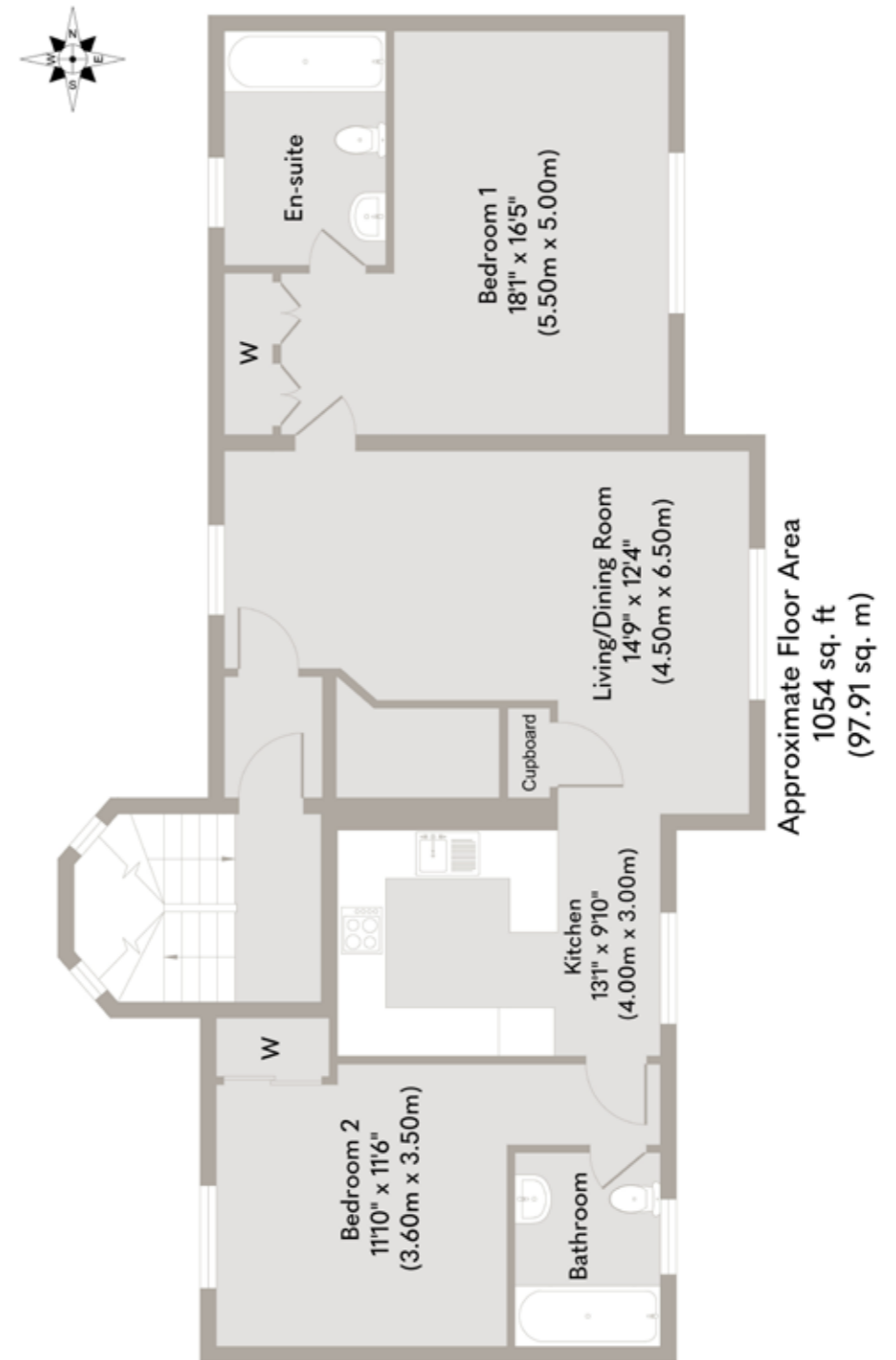
Two large bedrooms flank the central reception, both boasting trademark generous proportions and of course the respective luxurious en-suites that one would expect from such a highly regarded development.

Eastview has two allocated parking bays in the designated area by the ancient monument and that is a reminder of how unique and special the development is. Beyond the monument is access to the beautiful and extensive woodland walks meandering down to the Wensum Valley.



...trademark generous proportions and luxurious en-suites as one would expect from such a highly regarded development.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Drayton

RURAL CHARM CLOSE TO  
NORWICH CITY

Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

The pretty suburban village offers all the amenities you could need including a post office, butchers, dentist, doctors' surgery, pharmacy, and a Tesco Superstore. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away.

Drayton has a wonderful community, St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



## Note from Sowerbys



“...the ancient woodlands meander down to the Wensum Valley, offering residents magical woodland walks.”



### SERVICES CONNECTED

Mains electricity and water. Air source central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref:- 8202-4621-1132-3192-5703

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Leasehold, with a remaining term of approximately 995 years. There is a management charge of circa £900 per annum.

### LOCATION

What3words: /// scrubbing.hairstyle.encounter

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

