



30 Bradshaw Road
Drayton, Norwich, Norfolk, NR8 6DJ

BROWN & CO



30 Bradshaw Road, Drayton, Norwich, Norfolk, NR8 6DJ

A charming four-bedroom family home with attractive gardens and woodland, situated in a most sought-after location all being within striking distance of Norwich.

Guide Price £550,000 - £575,000



DESCRIPTION

No. 30 Bradshaw Road has been a much-loved family home for over 38 years and comes to the market for the first time in that period. There is a lovely charm throughout the property having been built in 1986 by R G Carter Ltd and tailored to the current owners' requirements, particularly at the front with the circular window occupying the landing area. The house and grounds are beautifully positioned overlooking countryside and various pockets of woodland and will be of great interest to buyers keen to establish themselves in a delightful spot within proximity of amenities and countryside.

The accommodation is well arranged, being approached at the front into a spacious entrance hall serving the principal sitting room, dining room, cloakroom, kitchen and study. The sitting room is a lovely space with access onto the terrace and gardens as they sweep away to the west.

On the first floor there are four bedrooms, and a family bathroom positioned off the landing. The dual aspect principal bedroom benefits from fitted wardrobes an en-suite shower room, bedroom two also features fitted wardrobes.

The gardens act as a major feature of the property and slope away to the north-east, being mainly lawned and are enclosed by panel

fencing and bordered by a mixture of hedging and young trees. Some time after the property was completed an area of woodland at the rear was acquired by the current owners and acts as a pleasant space and offers a great deal of privacy.

The property benefits from a double garage and off-road parking for several vehicles.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Acreage – 0.257 acres (stms)

Local authority – Breckland District Council

LOCATION

The property is close to the centre of Drayton village which is approximately 5 miles north-west of Norwich City centre on the A1067 Fakenham Road. There is a wide range of amenities in the village including local shops, a post office, bank, café and bakery, butcher, two public houses, chemist, doctors & dental surgeries and First and Middle Schools. It is also conveniently located for access to Norwich International Airport. In neighbouring Taverham, Langley School is a privately owned public prep school. Taverham High School has been awarded specialist sports status.

There is also the Wensum Valley Hotel, Golf & Country Club with two 18-hole golf courses and leisure facilities.

DIRECTIONS

Leave Norwich via Drayton Road and continue over the traffic lights at the junction with the outer ring road into Drayton High Road. Follow this road along and make a right turn into Hurn Road and continue until the end. Take the left turn into Bradshaw Road and the house is located on the right hand side.

AGENT'S NOTES:

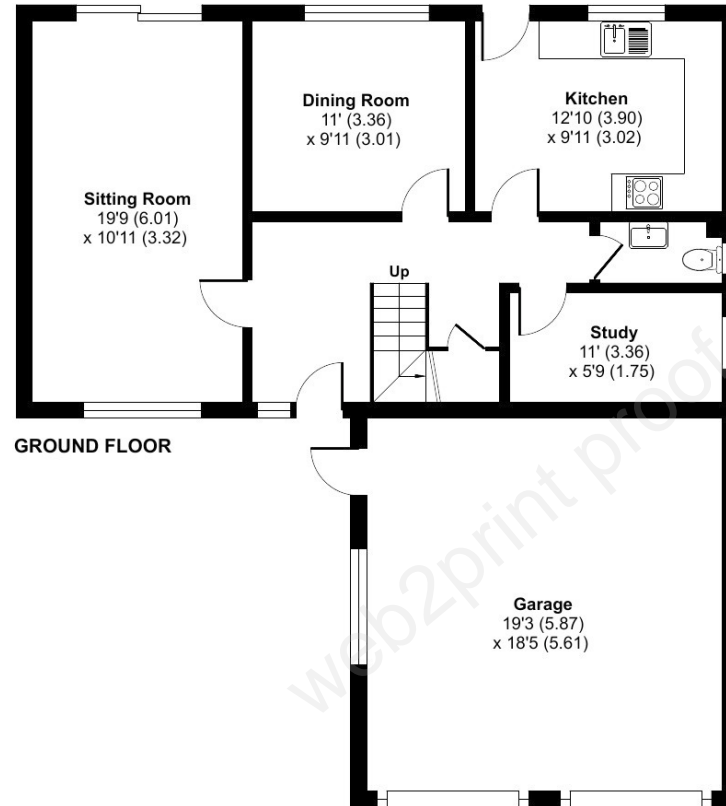
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		



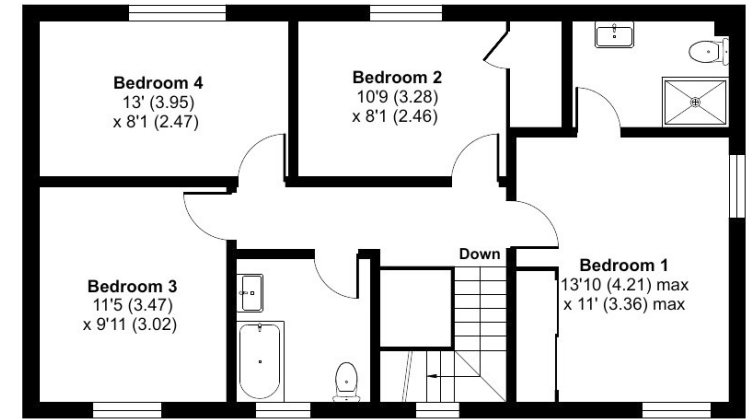
Bradshaw Road, Drayton, Norwich, NR8

Approximate Area = 1408 sq ft / 130.8 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 1762 sq ft / 163.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Brown & Co. REF: 1260627

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated March 2025. Ref. 061647

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants