



245 Drayton High Road, Norwich

Offers in Region of **£625,000**

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245 Drayton High Road

Norwich

Occupying a generous plot within a private setting, this substantial detached residence offers an exceptional blend of space, character and adaptability. Thoughtfully arranged to accommodate modern family living, the property provides a wealth of versatile accommodation, including multiple reception areas and a flexible self-contained section ideal for guests, home working or multi-generational living. Beautifully maintained throughout, the home combines charming period-inspired features with practical modern enhancements, all complemented by mature gardens and excellent access to local amenities, schooling and transport connections.

The Property

This impressive detached home presents a rare opportunity to acquire a spacious and highly adaptable family residence in a desirable setting. Set back from the road, the property enjoys a strong sense of privacy and an attractive frontage, with ample parking and mature landscaping creating an inviting first impression.



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The accommodation is arranged around a welcoming entrance hall and includes several reception rooms, each offering flexibility for both everyday living and entertaining. A particularly appealing living room provides a comfortable focal point, while a bright garden room enjoys attractive views across the landscaped grounds and creates a seamless connection between the indoor and outdoor spaces.

At the heart of the home, the kitchen and dining area form a practical and sociable environment. Characterful finishes and thoughtful design details combine with excellent functionality, creating a space equally suited to family life and hosting guests. A separate utility area and additional shower facilities further enhance the practicality of the ground floor.



One of the property's most valuable features is its flexible ancillary accommodation. Complete with its own facilities and independent access, this section of the home lends itself to a variety of uses, including guest accommodation, independent living for relatives, a dedicated workspace or additional bedroom accommodation.

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The first floor provides a collection of generously proportioned bedrooms, all offering comfortable and adaptable living space. A dedicated dressing room adds further versatility and could serve a range of purposes depending on individual requirements. These rooms are served by a well-appointed family bathroom featuring contemporary fittings and a stylish finish.

Outside

The property occupies a substantial plot with mature gardens that have been carefully landscaped and maintained over many years. Extensive lawns, established planting and productive growing areas create an attractive outdoor environment, while a decorative pond with multiple koi carp provides a charming focal point and contributes to the peaceful atmosphere.

A spacious driveway offers extensive off-road parking, and the overall setting provides an excellent balance of privacy, outdoor enjoyment and practicality.



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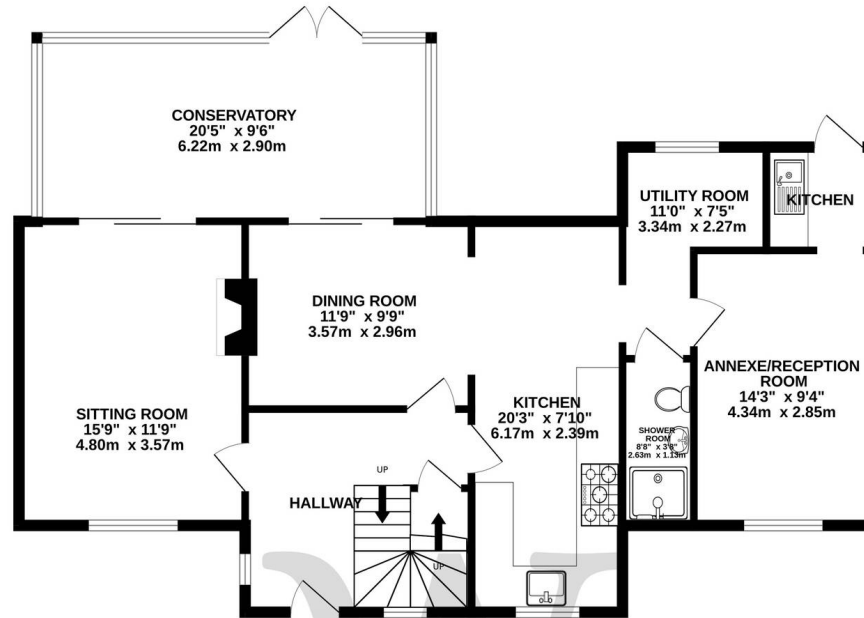
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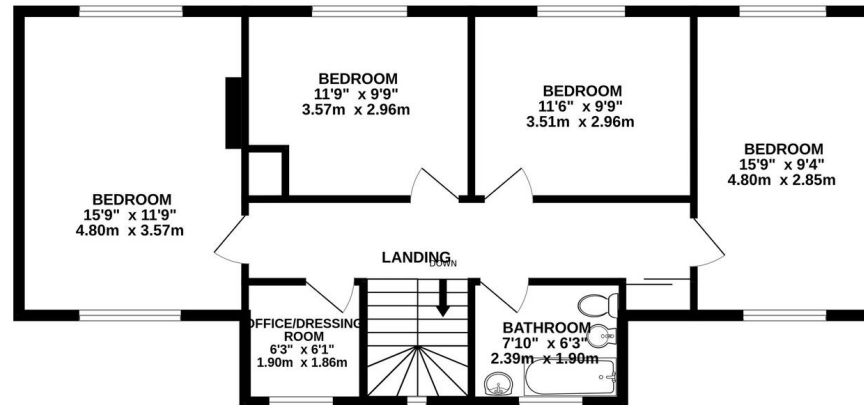
- Offered with no onward chain
 - Bright and spacious accommodation throughout, including multiple reception areas suited to a variety of lifestyles
 - Flexible self-contained area incorporating a kitchenette, shower facilities, and independent access, suitable for a range of uses
 - Characterful kitchen featuring traditional design elements and an open connection to the dining space
 - Contemporary family bathroom fitted with quality fixtures and a stylish finish
 - Attractive exterior appearance with a private driveway and strong kerb appeal
 - Generous plot with landscaped gardens, established planting, and an ornamental water feature
 - Carefully maintained home with modernised heating infrastructure for improved efficiency and reliability
 - Conveniently positioned with easy access to everyday amenities, well-regarded schools, and major road connections
- Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: D
EPC Environmental Impact Rating: D



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 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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