



THE STORY OF

2 John Booty Close

Drayton, Norfolk

SOWERBYS



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2 John Booty Close

Drayton, Norfolk
NR8 6DF

Two Well-Proportioned
Bedrooms

Principal Bedroom with
En-Suite Shower Room

Spacious Sitting Room

Kitchen/Dining Room with
Doors to the Garden

Ground Floor Cloakroom

Family Bathroom

Approximately 742 Sq.
Ft. of Accommodation

Ideal for First-Time
Buyers or Investors

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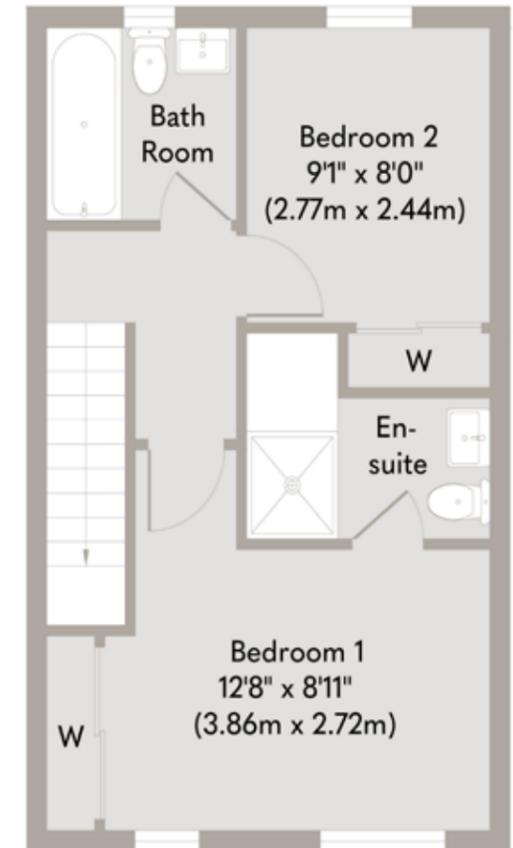
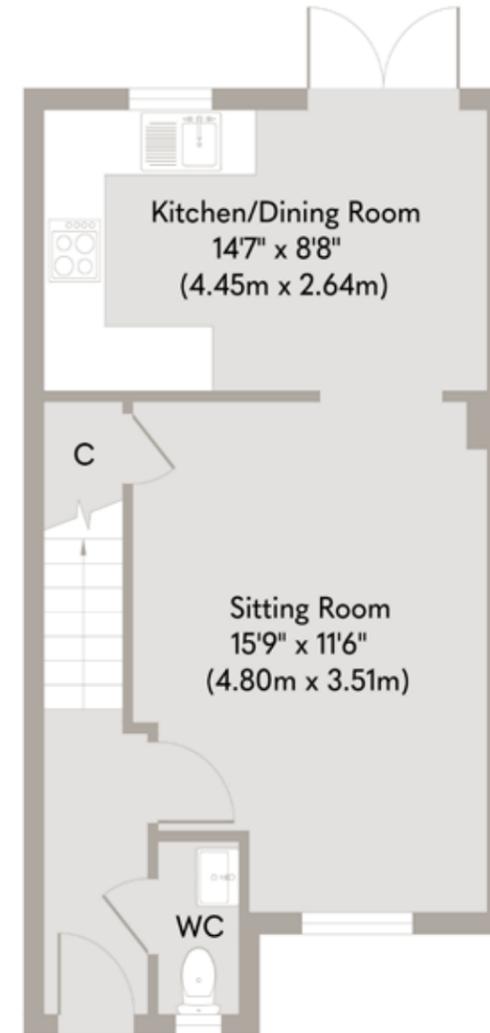
Tucked away within a quiet residential setting, this well-proportioned two-bedroom home offers thoughtfully arranged accommodation across two floors, combining practical living spaces with comfortable modern convenience.

The ground floor is centred around a generous sitting room, a welcoming space with ample room for both relaxation and entertaining. To the rear, the kitchen/dining room provides a sociable heart of the home, with good workspace and room for a dining table, while double doors open out to the garden allowing natural light to fill the space. A convenient ground-floor cloakroom and useful storage complete the layout.

Upstairs, the principal bedroom enjoys built-in storage and the added benefit of an en-suite shower room, creating a private retreat. The second bedroom is well suited as a guest room, nursery or home office and is served by the family bathroom.

In total the property offers around 742 sq. ft of accommodation, presenting an ideal opportunity for first-time buyers, downsizers or investors seeking a well-balanced home in a popular village setting.





Ground Floor
Approximate Floor Area
381 sq. ft
(35.39 sq. m)

First Floor
Approximate Floor Area
361 sq. ft
(33.53 sq. m)

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 Willows cafe, Drayton

“Drayton offers a range of amenities and a wonderful community - all within easy reach of Norwich city centre.”



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 9360-3462-2220-2402-1245

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

Freehold.

LOCATION

What3words: /// ///ballroom.solutions.owns

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SOWERBYS

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