



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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29 Fakenham Road | Drayton | Norwich | NR8 6PS

£640,000

****A MUST SEE DETACHED HOUSE TUCKED AWAY IN A PRIVATE CUL-DE-SAC**** Gilson Bailey are delighted to offer this substantial and beautifully presented four-bedroom detached family home, enviably positioned within a private cul-de-sac in the highly sought-after village of Drayton. Offering an exceptional blend of space, style and versatility, this impressive property boasts generously proportioned accommodation throughout, including a welcoming entrance hall, comfortable lounge, spacious kitchen/dining room perfect for modern family living, utility room, ground-floor WC, and a stunning garden room that provides a wonderful space for entertaining and enjoying views over the garden. The ground floor further benefits from a versatile study/fourth bedroom and an additional double bedroom complete with en-suite shower room. Upstairs, there are two further well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, alongside a stylish family bathroom accessed from the landing. Externally, the property continues to impress with a driveway providing ample off-road parking, a detached garage, and a beautifully maintained, private rear garden offering a peaceful retreat for the whole family to enjoy. Benefiting from double glazing, gas central heating and being offered with no onward chain, this outstanding home presents a rare opportunity to acquire a spacious and move-in-ready property in one of Norfolk's most desirable village locations. Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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Location

The village of Drayton can be found between Hellesdon and Taverham on the A1067 with many local amenities to include schooling, doctors surgery, popular local shops and supermarkets, pubs and restaurants with regular public transport links to and from the city centre. There are lovely walks with ease of access to Marriott's way and the NDR providing access to the North Norfolk coastline.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, bedroom, study/bedroom, WC and stairs to first floor.

Lounge 17'11" x 14'9"

Double glazed window, radiator, patio doors.

Kitchen/Diner 27'6" x 12'6"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, integrated fridge/freezer and dishwasher, two double glazed windows, patio doors, radiator.

Utility Room 6'11" x 5'9"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, two double glazed windows.

Garden Room 31'3" x 15'1"

Double glazed construction with patio doors to garden.

Bedroom Two 11'2" x 10'9"

Double glazed window, radiator.

En-Suite 6'6" x 6'1"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Study/Bedroom 11'3" x 8'4"

Double glazed window, radiator.

WC 6'11" x 3'2"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 18'11" x 14'9"

Double glazed window, radiator, built in wardrobes.

En-Suite 6'11" x 4'9"

Shower cubicle, low level WC, hand wash basin, double glazed window.



Bedroom Three 13'5" x 7'6"

Two double glazed windows, radiator, built in wardrobes.

Bathroom 17'5" x 6'7"

Panelled bath, low level WC, hand wash basin, heated towel rail, two double glazed windows.

Outside Front

Lawned garden with mature shrubs, driveway providing off road parking leading to a detached garage.

Outside Rear

Patio seating areas, timber decking, artificial lawn, mature plant and shrubs, large summer house and storage shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band E.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued..

