

FREEHOLD



House - End Terrace (EPC Rating: D)

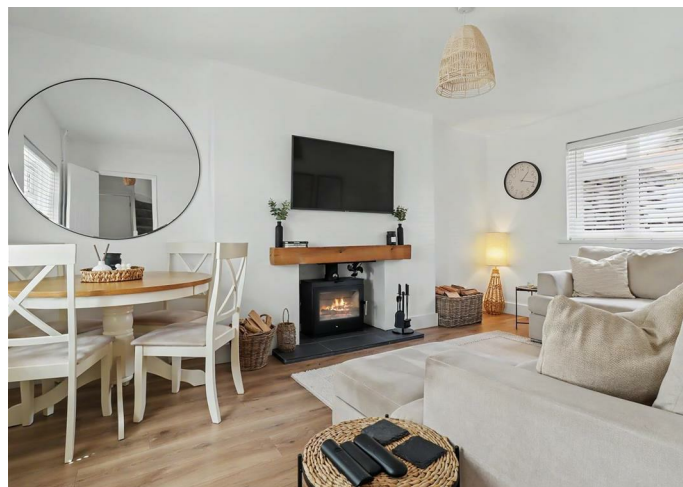
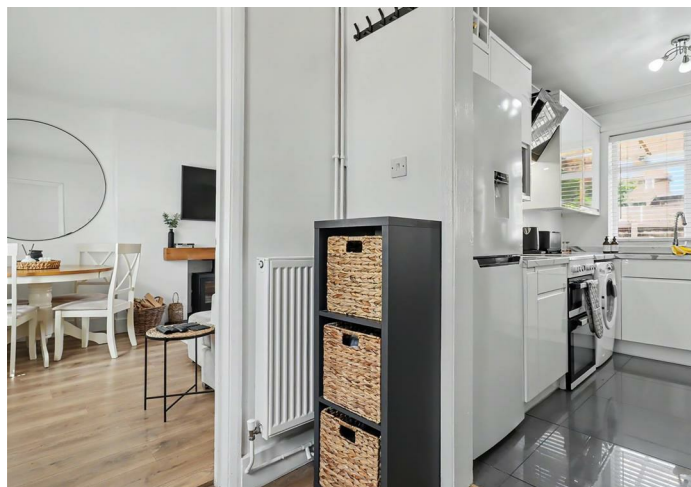
# DRAYTON ROAD NORWICH NR3 2PW

Guide price

## £250,000

### FEATURES

- Stunning Family Home
- Relaxing Sitting Room
- Near Sloughbottom Park
- Downstairs Bathroom
- Superb Outside Entertaining space
- Bright Entrance Hall
- Immaculate Throughout
- Three Bedrooms
- Fully Renovated
- 80Ft Rear Garden



Ben Allman  
Estate & Letting Agents

# 3 Bedroom House - End Terrace located in Norwich

Occupying a prime position on the sought-after, tree-lined Drayton Road, this exceptional three-bedroom end-terrace home seamlessly blends the character and charm of the 1930s with the elegance and comfort of modern living.

Extensively renovated to an impressive standard, the property offers beautifully presented accommodation throughout. A welcoming entrance hall leads to a stunning dual-aspect sitting room, bathed in natural light and centred around a charming cast-iron wood-burning stove beneath a substantial oak mantle, creating a warm and sophisticated focal point.

The stylish fitted kitchen and luxurious family bathroom have been thoughtfully designed, combining contemporary finishes with features that complement the home's period heritage. Upstairs, the primary bedroom retains its original cast-iron fireplace, enhanced by the fireplace to create a refined yet characterful retreat. Two further well-proportioned bedrooms continue the impeccable standard of presentation found throughout the property.

Outside, the home enjoys excellent kerb appeal with its attractive brick-weave frontage. The impressive rear garden extends to approximately 80ft and has been designed for both relaxation and entertaining. A substantial raised decked terrace spans the width of the property, providing the perfect setting for outdoor dining and summer gatherings, while a covered entertainment area and wood store add further versatility and charm.

Offering a rare combination of period character, high-quality finishes and generous outdoor space, this outstanding home is perfectly positioned for easy access to local amenities, highly regarded schools and Norwich city centre. Sloughbottom Park is one of Norwich's most popular green spaces, offering open parkland, play areas, sports facilities and direct access to Marriott's Way. Perfect for walking, cycling and family recreation, it's an outstanding local amenity on your

doorstep.

An elegant turnkey home of exceptional quality

## Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the sitting room and the kitchen.

## Sitting Room

16'6 x 10'11

Sealed unit double glazed windows to both front and rear, radiator, wood effect flooring, central cast wood burner inset with raised hearth and wood mantle over.

## Kitchen

10'9 x 6'5

Sealed unit double glazed window to the rear overlooking the rear garden, range of both base and wall mounted units, sink, space for cooker, extractor fan over, space for further appliances. Opening through to the rear lobby.

## Inner Lobby

Sealed unit double glazed door to the rear garden, door to the bathroom.

## Bathroom

Sealed unit double glazed windows to the side, wc, vanity wash hand basin and panel bath with screen and electric shower over and tiled walls and floor.

## Landing

Sealed unit double glazed window to the front, doors to bedrooms and the bathroom.

## Primary Bedroom

14'7 x 10'9

Sealed unit double glazed window to the rear and radiator.

### Bedroom Two

10'6 x 8'10

Sealed unit double glazed window

### Bedroom Three

10'11 x 6'5

Sealed unit double glazed window to the front and radiator.

### Outside

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Council Tax Band

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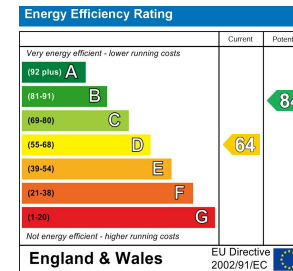
GROUND FLOOR



1ST FLOOR



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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