

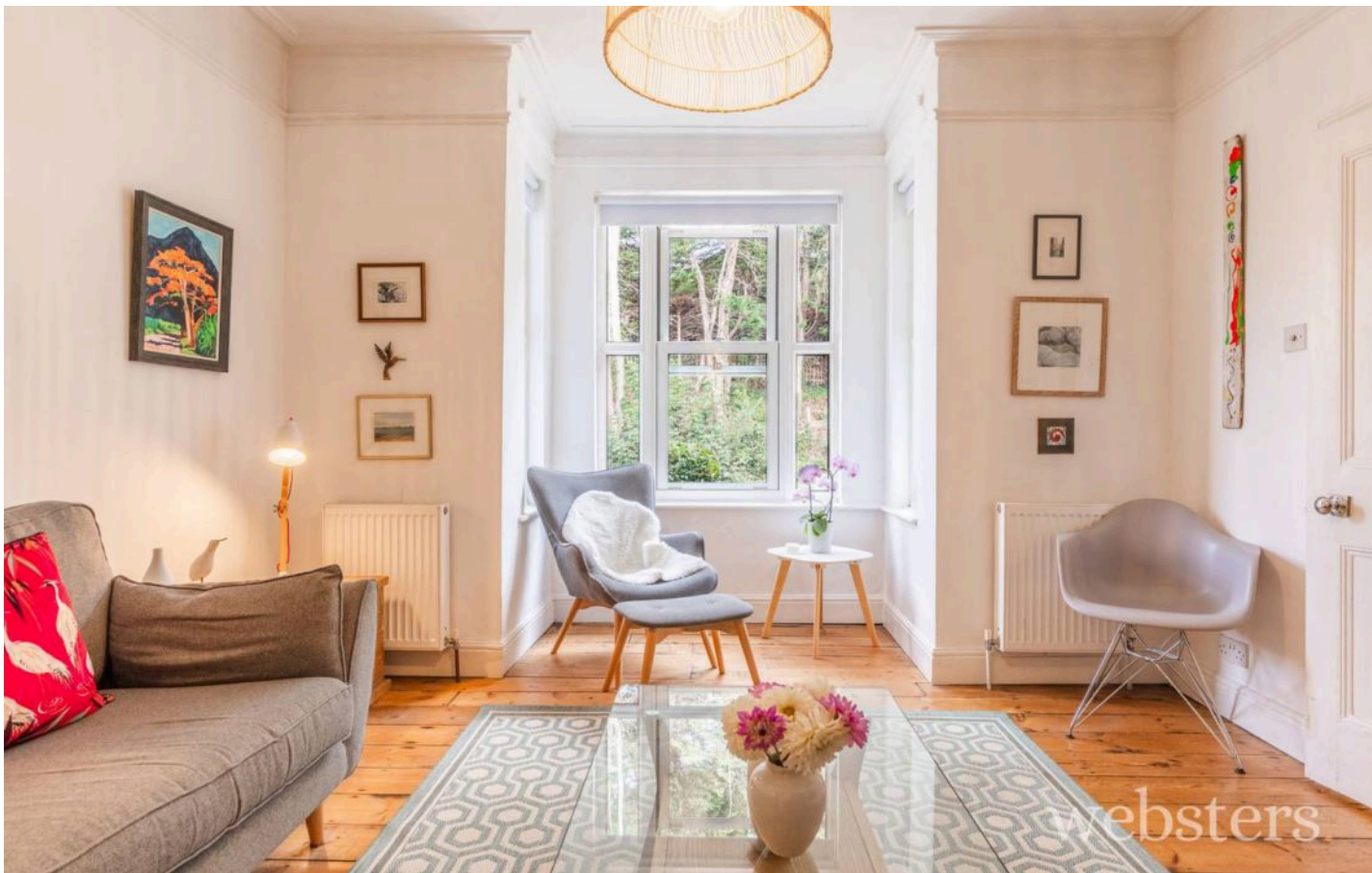


2 Station Road, Drayton

Guide Price £425,000

websters.





## 2 Station Road

Drayton, Norwich

Situated on a private road with off-road parking, this characterful property exudes charm and elegance. Stepping into the inviting entrance hall, with exposed oak floorboards, you are greeted by a bright and spacious living room. Evident with traditional and modern design elements, features a stunning fireplace, complemented by a large bay window that floods the room with natural light.

Moving beyond the lounge, the generously sized kitchen is outfitted with sleek units, integrated appliances, and ample workspace with a pantry for added storage. A dining room, ideal for hosting gatherings or simple family meals, opens onto the rear garden, creating a seamless indoor-outdoor flow. Adjacent to the kitchen, a utility room equipped with a washing machine and tumble dryer leads to a beautifully appointed bathroom with a roll-top bath, sink, and toilet.



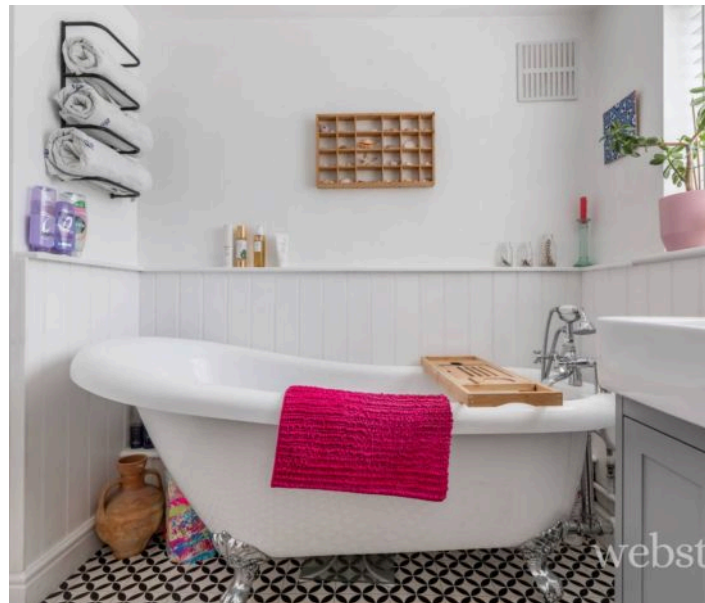




## 2 Station Road

Drayton, Norwich

- Character property in beautiful condition throughout
- Private road with off road parking
- Generous mature rear garden
- Character features thoughtfully upgraded
- Loft conversion, offering an additional bedroom
- Well equipped kitchen with integrated appliances and pantry space







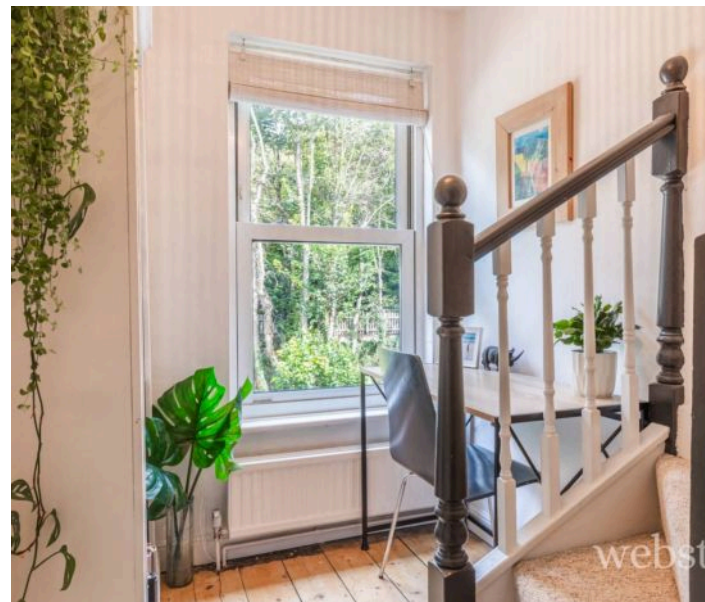
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Drayton, Norwich

Ascending the stairs to the first floor, you will find three bedrooms, each boasting unique character and charm, along with a well-appointed shower room. Continuing upwards, the loft conversion offers an additional bedroom with eaves storage, a Velux window, and a secondary window overlooking the rear garden.

The rear garden is impressively spacious, offering a patio sun trap facing southwest, ideal for soaking up the sun. The lengthy garden is mostly laid to lawn, with a large summer house and shed at the bottom, perfect for outdoor storage and relaxation.

This property has been lovingly upgraded to preserve its character features while introducing modern conveniences for contemporary living. With a generously proportioned mature rear garden, this home provides an oasis of tranquillity within a meticulously kept period home.





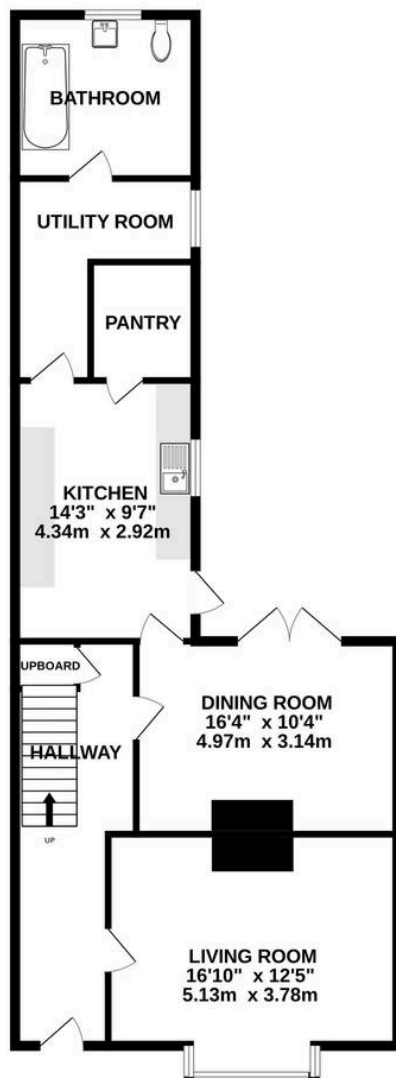
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Drayton, Norwich



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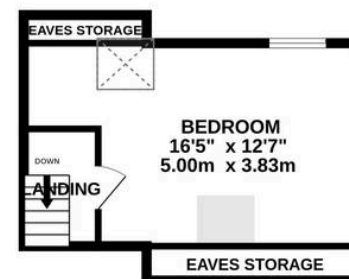
GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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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