



37 Longdale, Drayton

Guide Price £375,000 - £400,000

websters

websters.













37 Longdale

Drayton, Norwich

The Home

This well-presented four-bedroom detached property in Drayton offers a wonderful blend of space and practicality, making it ideal for a growing family or those looking to downsize from a larger home. Entering through the front door, you are greeted by a spacious hallway, with a convenient downstairs W/C located to the right. From here, you have access to the lounge, kitchen, and stairs leading to the first floor.

The lounge is bright, airy, and generously sized—perfect for relaxing or entertaining—with stylish wooden laminate flooring throughout and ample space for a variety of furniture layouts. This flows seamlessly into a separate dining area, ideal for family meals, with continued wooden flooring creating a cohesive feel. From the dining room, you can access both the kitchen and the conservatory.

The kitchen offers fitted countertops with plenty of workspace, space for white goods such as a dishwasher and washing machine, and room for a Rangemaster-sized cooker. It is finished with modern wall tiling and attractive tiled flooring. The conservatory is a fantastic addition, measuring approximately 16 ft in length, providing a versatile space to relax or entertain all year round thanks to plumbed-in radiators, with lovely views and access to the rear garden.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite featuring a walk-in shower, toilet, wash basin, and heated towel rail. Bedroom two offers built-in storage and plenty of natural light, while bedroom three is another good-sized double. Bedroom four is ideal as a single room, nursery, or home office. The family bathroom is centrally located and finished with floor-to-ceiling tiling, a modern walk-in corner shower, a wash basin, and a toilet.



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Outside

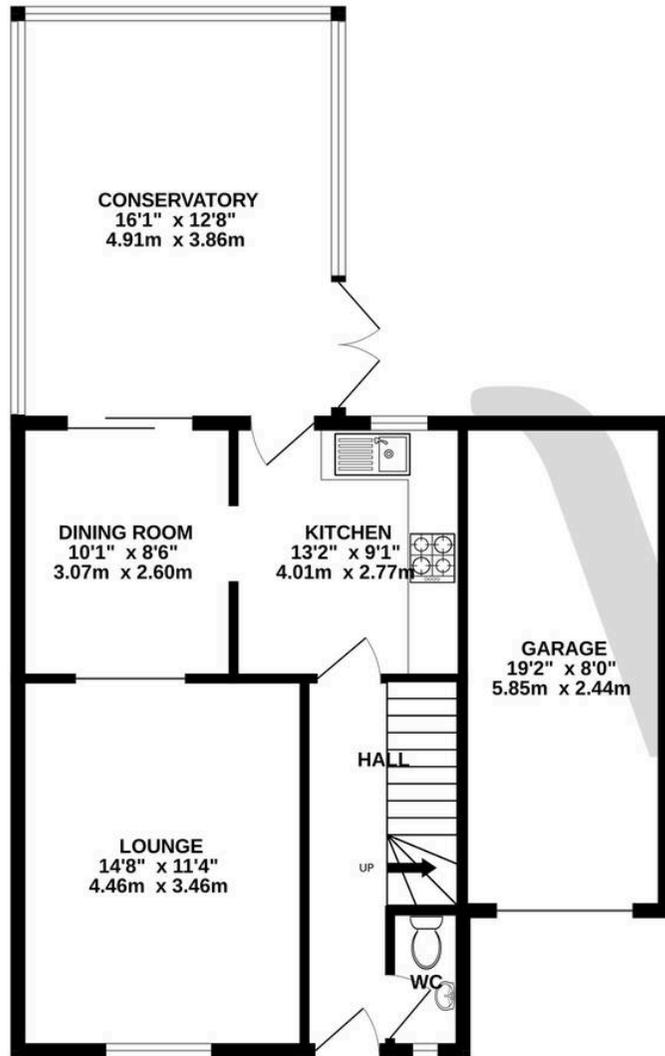
Externally, the property features a private driveway with a shingled frontage, providing off-road parking for multiple vehicles. The rear garden is well-maintained and fully enclosed, making it safe for children and pets. It includes a decked seating area just outside the conservatory, a neat lawn, raised flower beds, and a variety of mature shrubs and planting. The garage offers additional storage or secure parking, adding further practicality to the home.

Location

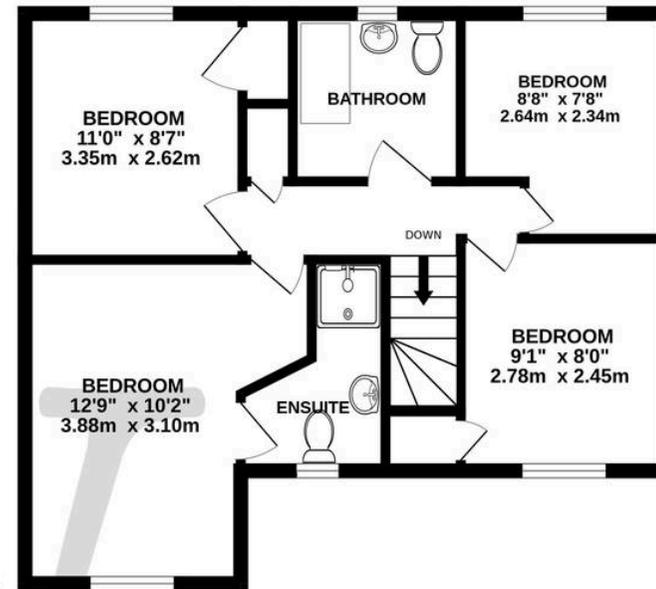
Situated in the popular area of Drayton, this property benefits from a well-regarded residential setting, ideal for families and those seeking a quieter lifestyle while remaining well-connected. The area offers access to local amenities, schools, and transport links, making it convenient for everyday living as well as commuting.

- Four-bedroom detached home in Drayton
- Spacious hallway with downstairs W/C
- Bright lounge with separate dining area
- Well-equipped kitchen with ample space
- 16ft conservatory with year-round use
- Principal bedroom with en-suite
- Modern family bathroom
- Driveway, garage, and enclosed garden

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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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