



21 Longdale, Drayton
£350,000

websters
websters.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



21 Longdale

Drayton, Norwich

Situated in the Thorpe Marriott area of Norwich, this beautifully presented three-bedroom detached home has been thoughtfully updated to offer stylish and versatile accommodation throughout
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three-bedroom detached family home.
- Sought-after Thorpe Marriott location.
- Modern fitted kitchen with breakfast bar.
- Lounge, dining room and conservatory.
- Principal bedroom with en-suite.
- Stylish family bathroom.
- Driveway and integrated garage.
- Enclosed rear garden with patio.

The Home

Situated in the Thorpe Marriott area of Norwich, this beautifully presented three-bedroom detached home has been thoughtfully updated to offer stylish and versatile accommodation throughout. Perfect for growing families looking to upsize, the property combines contemporary finishes with generous living spaces ideal for both everyday life and entertaining.

Stepping inside, you are welcomed by a central entrance hall with access to a convenient downstairs WC, along with a useful understairs storage area. Straight ahead, the heart of the home is the stunning recently fitted kitchen, finished to an immaculate standard with wood-effect laminate flooring, stylish worktops and a range of contemporary wall and base units. Integrated appliances include a gas hob, electric oven and dishwasher, while dedicated space is provided for a fridge-freezer and washing machine. A central breakfast bar creates the perfect spot for casual dining, and a rear door provides direct access to the garden.

The separate formal dining room offers ample space for a large dining table, making it an ideal setting for family meals and entertaining guests. Leading from the dining room is a bright and spacious conservatory, providing an additional reception area with views over the rear garden. The generous sitting room is accessed from the dining room and offers plenty of space for comfortable furnishings. A central fireplace creates an attractive focal point, while the bay window floods the room with natural light, creating a warm and welcoming atmosphere.

Upstairs, the principal bedroom benefits from a further bay window, enhancing both the sense of space and natural light. It also features a built-in wardrobe and a modern en-suite comprising a shower cubicle, WC and wash basin. The second bedroom is a well-proportioned double, ideal for a family member or guests, while the third bedroom offers flexibility as a child's bedroom, nursery or home office for those working remotely. Completing the first floor is a beautifully renovated family bathroom, finished to a high standard and serving the remaining bedrooms.

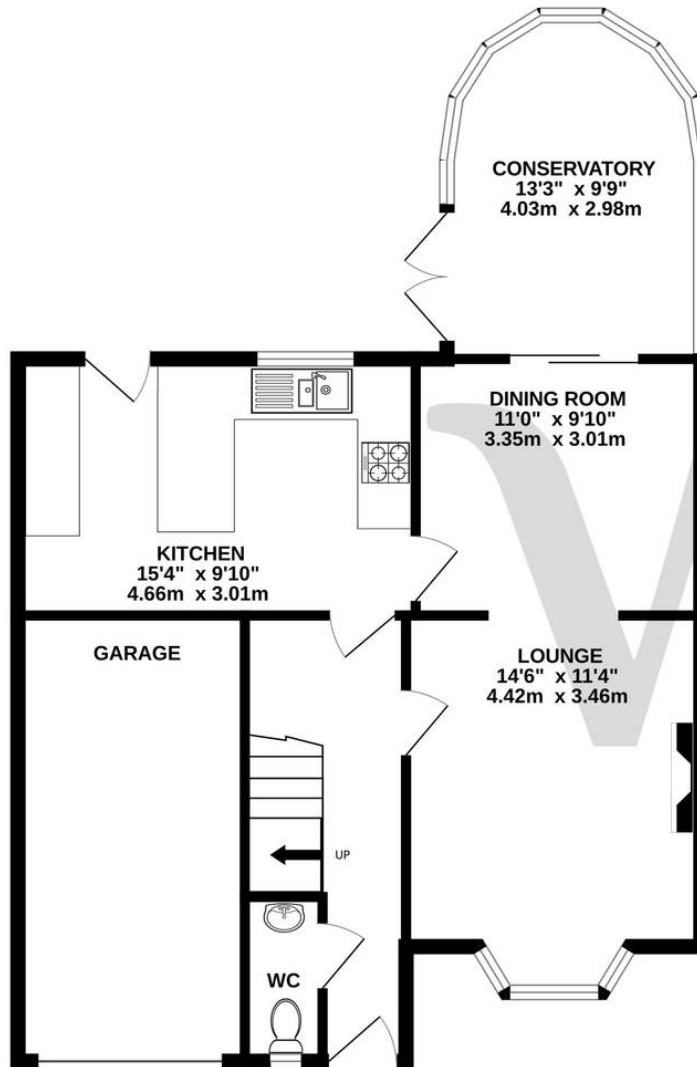
Outside

To the front, the property enjoys a private driveway providing off-road parking for two vehicles, alongside access to the integrated garage. The frontage is attractively landscaped with shingle borders, mature planting and decorative trees, creating excellent kerb appeal. The enclosed rear garden has been designed with family living in mind, featuring a generous patio area that's perfect for outdoor dining and entertaining, while the lawn provides plenty of space for children to play or for relaxing in the warmer months.

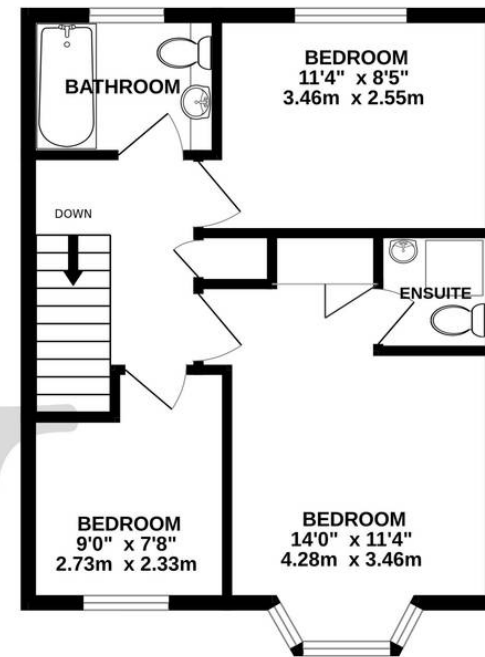
The Location

Thorpe Marriott is a desirable residential location and is renowned for its family-friendly atmosphere, excellent local amenities and convenient transport links. Residents benefit from nearby schools, supermarkets, parks and leisure facilities, while regular bus services and easy access to the Northern Distributor Road provide straightforward connections into Norwich city centre and surrounding areas. With a strong sense of community and an abundance of green open spaces close by, Thorpe Marriott continues to be a popular choice for families seeking both convenience and quality of life.

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.1 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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