



49 Merryfield Way, Drayton

Offers Over £475,000

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49 Merryfield Way

Drayton, Norwich

Occupying an enviable position and presented to an exceptional standard, this impressive four-bedroom detached residence is a fine example of a Hopkins-built family home, further elevated by comprehensive stylish enhancements and high-quality finishes by the current owners. Internally, the presentation is of an exceptional calibre. Elegant wall panelling, premium decorative finishes and a carefully curated interior scheme combine to create a sophisticated yet welcoming environment. The result is a home that feels considered throughout, with a level of finish that sets it apart from more conventional properties.

The welcoming entrance hall provides an immediate sense of space and leads through to the principal reception areas and guest cloakroom. The generous lounge is a particularly impressive room, flooded with natural light and centred around expansive bifold doors which open directly onto the landscaped garden. This creates a seamless relationship between the indoor and outdoor spaces, making the room equally suited to sophisticated entertaining or relaxed family evenings.



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At the centre of the home is the beautifully appointed kitchen and breakfast room. Designed as both a practical family space and an elegant entertaining environment, the kitchen features generous work surfaces, excellent storage and a refined contemporary aesthetic, complemented by a striking feature pendant. The proportions and presentation make this a natural focal point of the property.

A dedicated study provides an elegant and private workspace, perfectly suited to modern home working while also offering flexibility as a quiet reading room or additional reception space.

The first floor continues the impressive standard of accommodation, with four generously proportioned bedrooms. The principal suite enjoys its own beautifully appointed en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom, both finished with quality fixtures and fittings.



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Outside, the landscaped rear garden provides a wonderful extension of the living accommodation. A raised patio terrace creates an elevated entertaining area, ideal for al fresco dining and summer gatherings, while the surrounding landscaping and considered planting provide a tranquil backdrop. Integrated external lighting adds a further layer of sophistication, transforming the garden after dark and creating an atmospheric setting for evening entertaining.

Practicality has not been overlooked, with excellent storage throughout, air source heating, double glazing, parking for three vehicles and a single garage.

This is far more than a standard Hopkins-built family home. The combination of quality construction, bespoke interior enhancements, sophisticated presentation and exceptional landscaped gardens creates a residence of genuine distinction.

For the discerning purchaser seeking a turnkey family home with a premium finish and an emphasis on both design and lifestyle, this outstanding property represents a particularly rare opportunity.



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Council Tax band: TBD

Tenure: Freehold

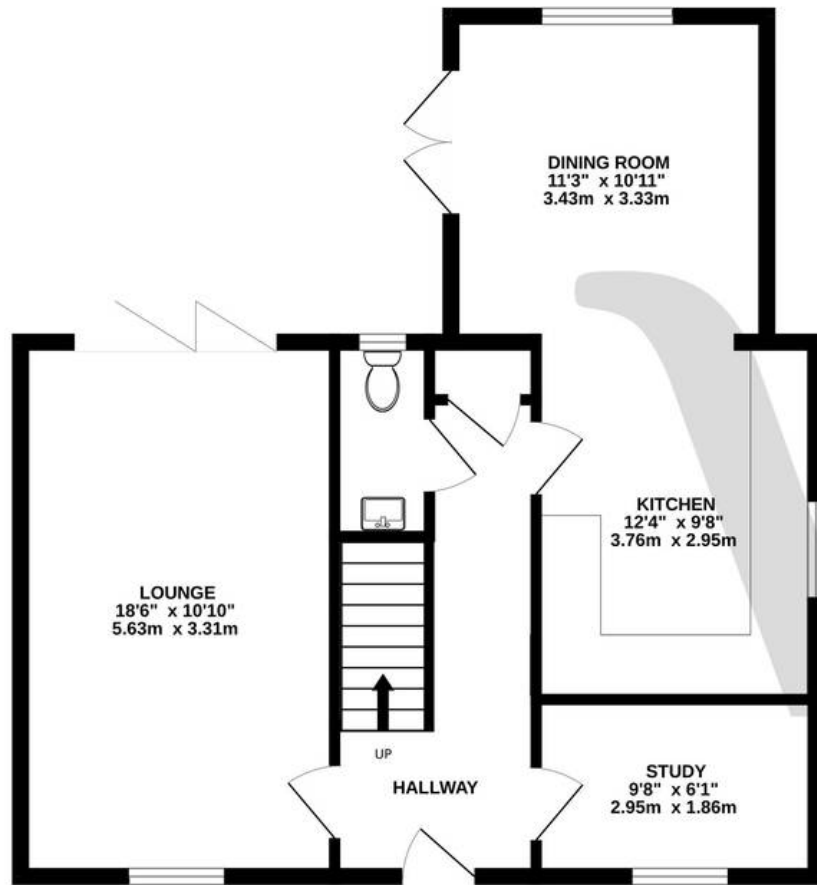
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

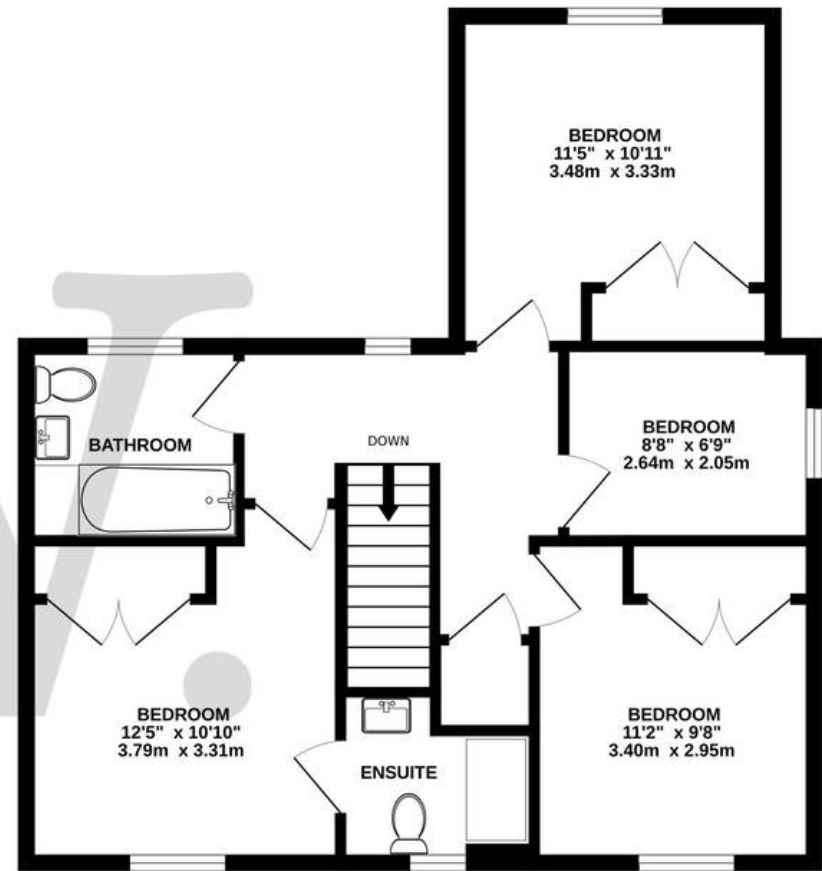
- Beautifully presented detached family home
- Welcoming entrance hall & guest cloakroom
- Dedicated home study
- Spacious & elegant lounge
- Contemporary kitchen/breakfast room with central light pendant
- Four generously proportioned bedroom
- Stylish family bathroom & en-suite to principal bedroom
- Landscaped rear garden, external lights & patio area
- Parking for 3 cars and single garage



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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