



5 Drayton Lodge Park, Drayton

Guide Price £575,000 – £600,000

websters.

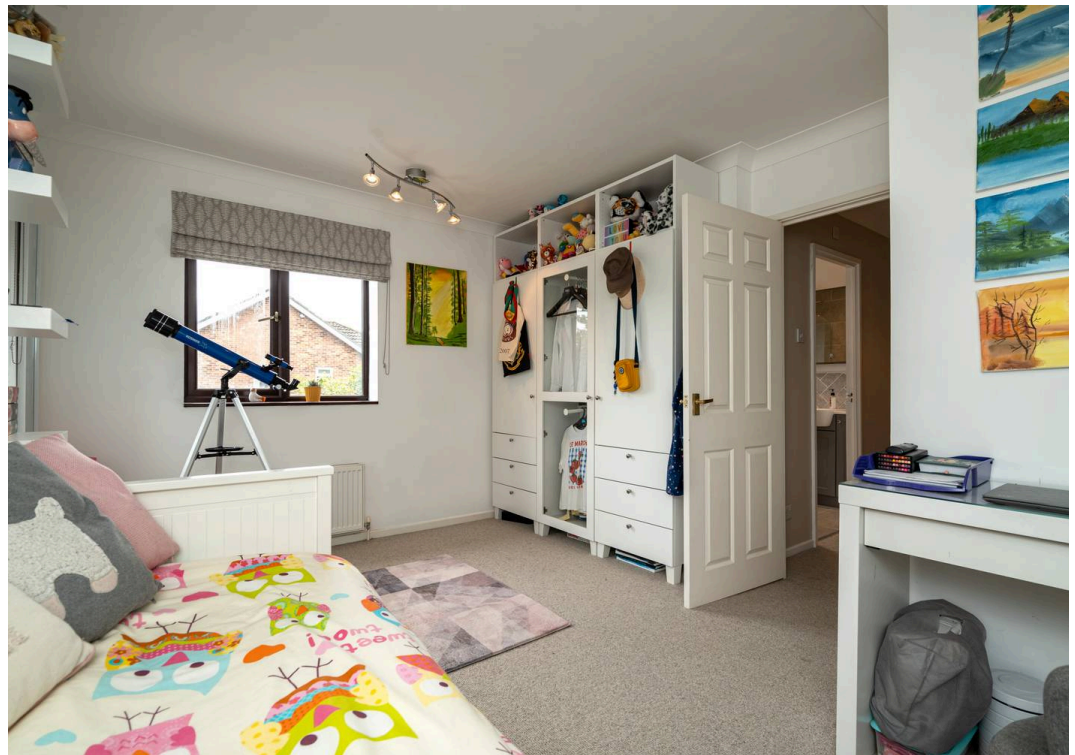
















The Home

This impressive and substantially extended four/five-bedroom detached family home is situated within the highly sought-after village of Drayton, offering approximately 2,212 sq. ft. of beautifully presented and versatile accommodation. Thoughtfully improved and exceptionally well maintained, the property is perfectly suited to modern family living, combining generous bedrooms with outstanding entertaining space.

A welcoming entrance hallway provides access to all principal ground-floor rooms, including a convenient downstairs WC, while stairs rise to the first floor. The spacious lounge extends to over 25ft in length and is finished with attractive parquet flooring, centred around a charming multi-fuel stove that creates a warm and inviting focal point. French doors lead seamlessly into the spectacular open-plan living space beyond.

The stylish shaker kitchen is fitted with extensive cabinetry, quality work surfaces and a substantial central island, making it ideal for both everyday cooking and entertaining. Flowing effortlessly from the kitchen is the exceptional 30'2" x 21'9" conservatory/reception room—the true heart of the home. This remarkable space comfortably accommodates both dining and lounge areas, enjoys air conditioning for year-round comfort, and features a contemporary pellet stove with smart app control. Surrounded by glazing, it offers wonderful natural light and uninterrupted views across the garden.

The ground floor is completed by a versatile study/fifth bedroom, perfect as a home office, guest room or playroom.

Upstairs, the property offers four generous bedrooms, including an impressive principal suite with a beautifully refitted en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, while a boarded loft provides excellent additional storage. The boiler is only three years old, offering peace of mind for years to come.

Outside

Occupying a generous plot, the property boasts an extensive brick-weave driveway providing parking for numerous vehicles and leading to the double garage. The garage benefits from internal access from the house, as well as rear access into the garden, and is equipped with power, plumbing and an electric vehicle charging point, making it ideal for a range of practical uses.

The rear garden offers an excellent balance of entertaining and family space, with a large paved terrace perfect for outdoor dining, a generous lawn, mature trees and established planting, alongside raised vegetable beds and additional seating areas, creating a wonderfully private setting.

Further enhancing the property's appeal, the fascia's, soffits and guttering were all replaced in 2026, reflecting the exceptional standard of maintenance throughout.

The Location

Drayton remains one of Norwich's most desirable villages, renowned for its excellent schools, local amenities and convenient access to the city centre. Surrounded by beautiful Norfolk countryside while offering superb transport links, it continues to be a favourite location for growing families.



5 Drayton Lodge Park

Drayton, Norwich

- Spacious Four/Five-Bedroom Detached Home
- Over 2,200 Sq. Ft. of Accommodation
- Impressive 30ft Conservatory/Reception Room
- Air Conditioning & App-Controlled Pellet Stove
- 25ft Lounge with Multi-Fuel Stove
- Principal Bedroom with En-Suite
- Double Garage with EV Charging
- Generous Garden & Extensive Parking

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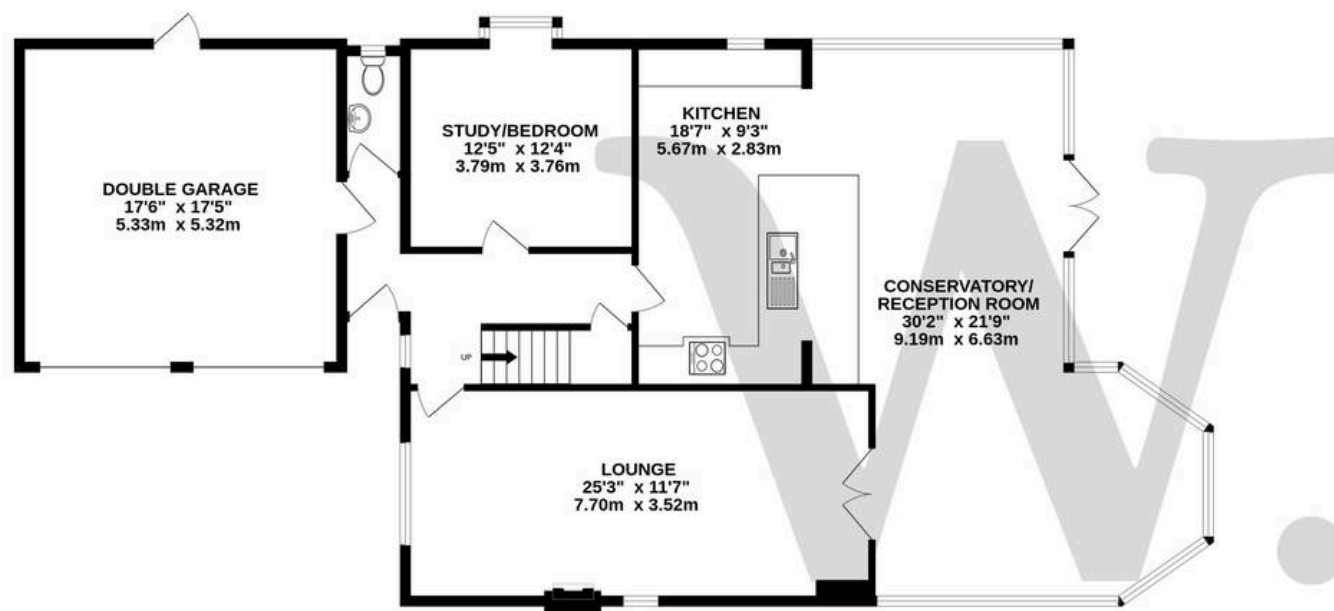
Council Tax band: E

Tenure: Freehold

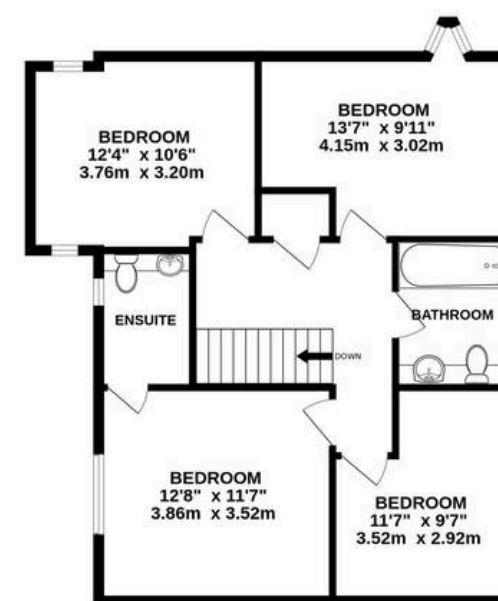
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

GROUND FLOOR
1517 sq.ft. (141.0 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 2212 sq.ft. (205.5 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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