



THE STORY OF

# 29 Drayton Lodge Park

*Drayton, Norfolk*

SOWERBYS



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# 29 Drayton Lodge Park

Drayton, Norfolk  
NR8 6AT

Desirable Location

Well-Presented Throughout

Sitting Room with Living Flame Gas Fire

Open Plan Kitchen/Breakfast/Dining Room

Spacious Entrance Hall

Utility Room and Cloakroom

Integral Garage

Four First Floor Bedrooms

Family Shower Room and En-Suite

Well-Landscaped Garden

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SOWERBYS NORWICH OFFICE  
01603 761441  
[norwich@sowerbys.com](mailto:norwich@sowerbys.com)

This exceptionally well-presented home offers stylish interiors and occupies a highly desirable position with a tranquil woodland backdrop. The accommodation is generously proportioned throughout, beginning with a welcoming and spacious entrance hall.

The sitting room is an elegant and inviting space, ideal for both entertaining and relaxation, featuring a beautiful fireplace with a living flame gas fire as its focal point. The kitchen has been thoughtfully designed with ample storage and workspace, complemented by quality granite worktops. This impressive room comfortably accommodates a dining table and benefits from doors opening directly onto the beautifully landscaped garden - perfect for lazy lunches and intimate dinner parties.

Further ground-floor accommodation includes a well-appointed utility room, a cloakroom, and internal access to the garage.

To the first floor are four spacious bedrooms, served by a modern and well-fitted family shower room. The principal bedroom further benefits from its own en suite shower room.

Externally, the property offers a driveway to the front providing access to the garage. The rear, south-facing garden has been attractively landscaped with a low-maintenance design.

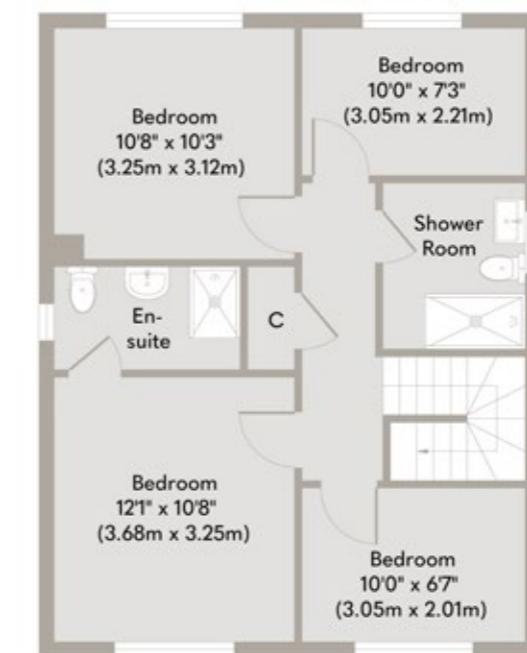
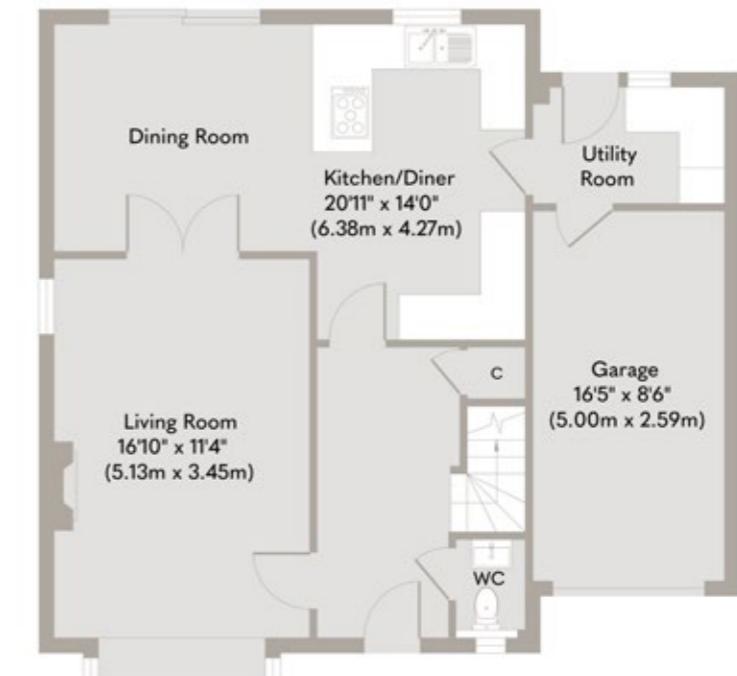
A well-positioned terrace provides the ideal space for entertaining and enjoying the summer months, complemented by meandering pathways and gravelled beds that create a delightful Mediterranean feel.





Moving here gave us  
more space. This has  
been a real family home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Drayton

RURAL CHARM CLOSE TO  
NORWICH CITY

Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

The pretty suburban village offers all the amenities you could need including a post office, butchers, dentist, doctors' surgery, pharmacy, and a Tesco Superstore. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away.

Drayton has a wonderful community, St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



## Note from the Vendor



"The garden is one of my favourite parts of the house. Locally, we love exploring Marriott's Way for its wildlife and flora."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 7535-9520-1509-0754-5296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: //oaks.sorry.swooned

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

