



5 Philpott Close, Drayton

Offers Over **£475,000**

websters.



5 Philpott Close

Drayton, Norwich

Built by Norfolk Homes, this impressive executive four-bedroom detached residence offers stylish and contemporary family living, occupying a peaceful position at the end of a quiet cul-de-sac with attractive green space adjacent. Combining thoughtfully designed accommodation with high-quality finishes throughout, the property provides an excellent balance of practicality and refinement.

The property is approached via a block-paved driveway providing off-road parking for two vehicles, in addition to a single garage. Internally, a spacious and welcoming entrance hall, finished with tiled flooring, sets the tone for the accommodation and benefits from two useful storage cupboards. A generous dual-aspect sitting room offers an abundance of natural light and provides an elegant yet comfortable reception space, while a separate study creates an ideal environment for home working.



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To the rear of the property, the well-appointed kitchen/dining room forms the heart of the home, fitted with a comprehensive range of integrated appliances and designed with both family living and entertaining in mind. A separate utility room and ground floor shower room add further practicality. Underfloor heating throughout the ground floor enhances the sense of comfort and quality.





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On the first floor, all four bedrooms are well-proportioned doubles, each benefitting from fitted wardrobes. The principal suite enjoys a walk-in dressing area together with a stylish en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the enclosed rear garden has been thoughtfully landscaped to include raised bark and patio seating areas, with the remainder laid to lawn. Additional features include an outside tap and gated side access leading to the front of the property.

Finished to an excellent standard and showcasing the signature quality associated with Norfolk Homes, including contemporary touches such as glass balustrades and fibre broadband connectivity, this superb home represents an exceptional opportunity to acquire a spacious and highly specified family residence in a desirable residential setting.

Council Tax band: E

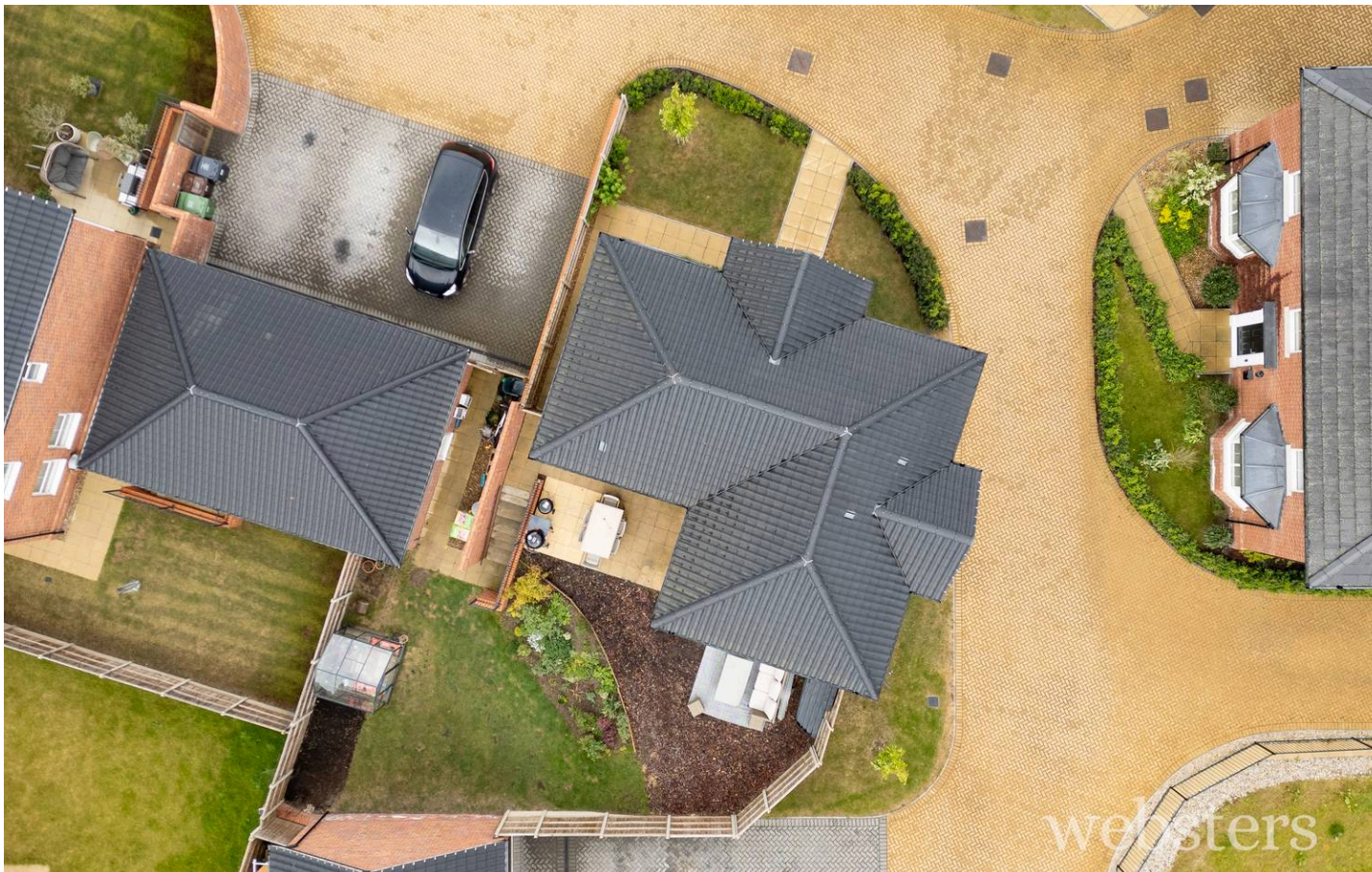
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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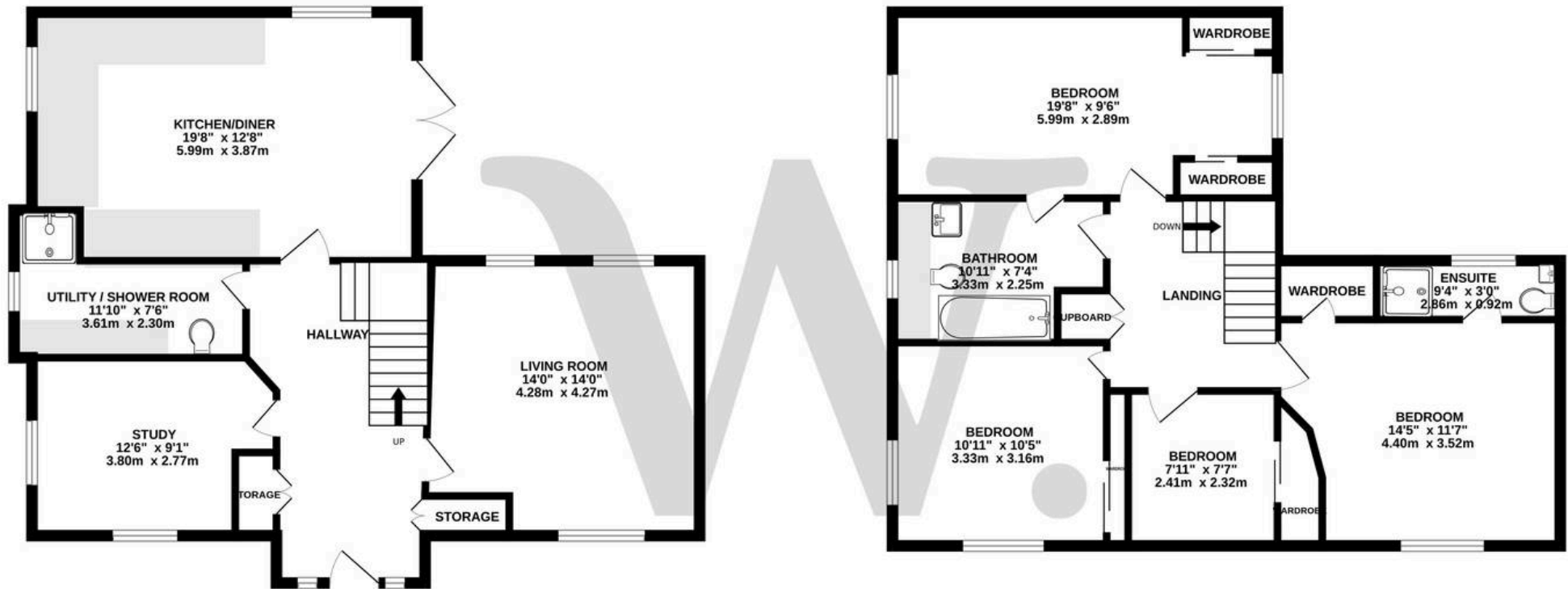
Drayton, Norwich

- Executive detached four-bedroom residence with garage
- Four well-proportioned double bedrooms, all with fitted wardrobes
- Norfolk Homes build featuring premium finishes including glass balustrades
- Block-paved driveway providing parking for two vehicles alongside a garage
- Kitchen/dining room, separate living room, dedicated study and three well-appointed bathrooms
- Quiet position at the end of a cul-de-sac
- Fibre broadband connection
- Ground floor underfloor heating



GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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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