

7 Freshwater Way, Drayton, NR8 6BY

Guide Price **£395,000**

websters.







7 Freshwater Way

Drayton, Norwich

Heating: Mains Gas
Electric: Mains
Water: Mains
Drainage: Mains
Internet: FTTP (Fibre to the Premises)

Solar Panels & EV Charger Connected.

Local Authority: Broadland, Band D

Freehold

- Modern four-bedroom detached home presented to a high standard throughout
- Bright and contemporary interiors with a well-designed layout
- Stylish open-plan kitchen/breakfast room with integrated appliances
- Solar panels for extra energy efficiency & EV charging point
- Substantial rear garden room built in 2025
- Separate utility room providing additional practicality
- Convenient ground floor cloakroom
- Four well-arranged bedrooms served by a family bathroom alongside a primary ensuite
- Ample off-road parking alongside an integral garage
- Unoverlooked south-facing rear garden with terrace and lawn


websters.

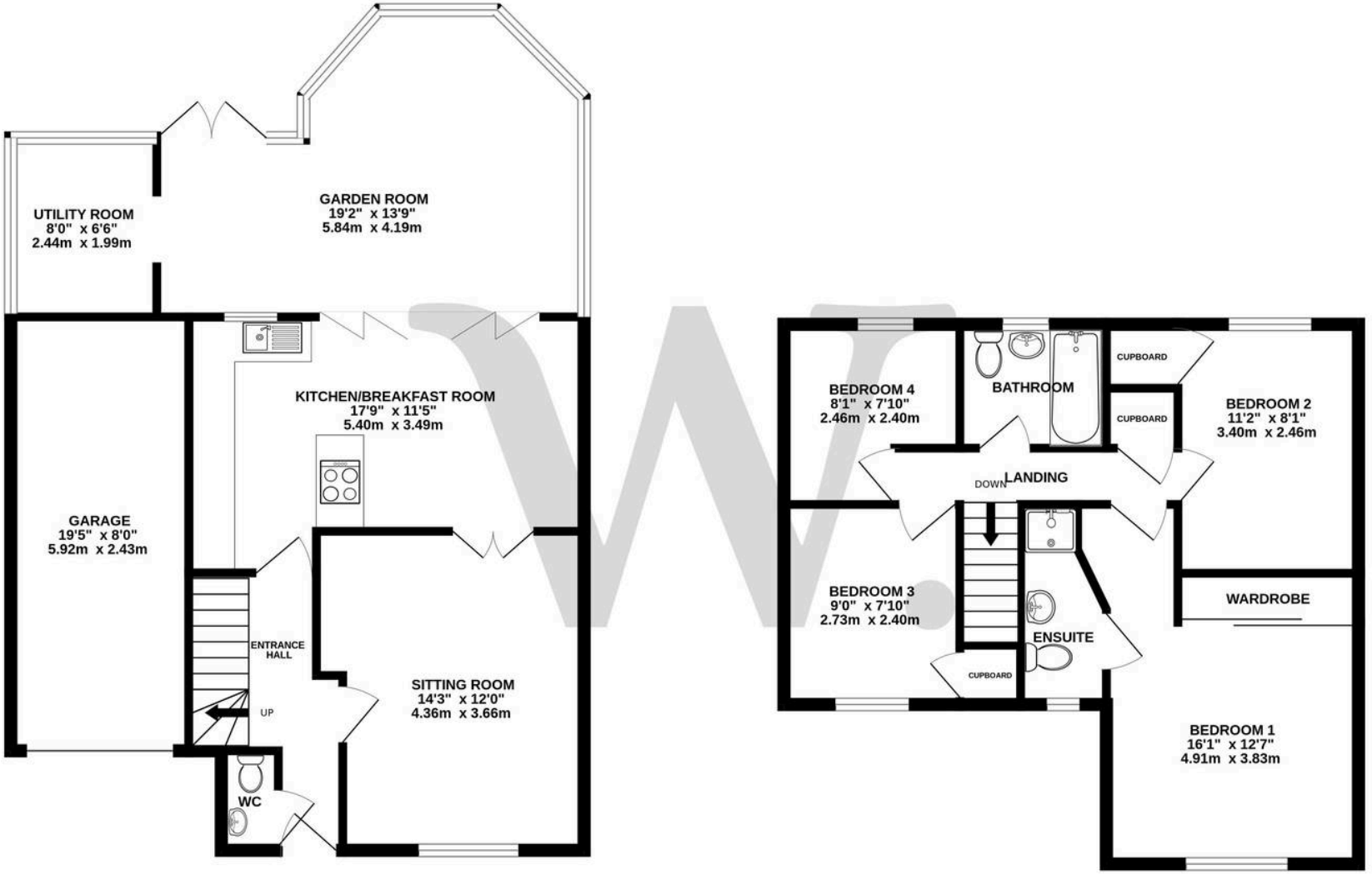

websters.


websters.


websters.

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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.
Made with Metropix ©2026

An exceptionally well-presented modern four-bedroom detached home, offering bright and contemporary accommodation throughout. Featuring a stylish open-plan kitchen/breakfast room, separate sitting room and substantial garden room with underfloor heating. Outside, the property benefits from ample off-road parking, an integral garage and a landscaped south-facing rear garden.

THE PROPERTY

An exceptionally bright and beautifully presented modern home, offering a thoughtfully designed layout and stylish, versatile accommodation throughout. The property is entered via a welcoming entrance hall, leading to a ground floor cloakroom and a comfortable sitting room, which opens through to the kitchen/breakfast room. Double doors provide the option of separating the two spaces, offering flexibility to suit modern family living.

The stylish kitchen/breakfast room is fitted with a range of contemporary units and integrated appliances, creating an ideal space for everyday dining and entertaining. This leads through to the substantial garden room, a fantastic addition to the home (built in 2025) and providing a light and versatile space with ample room for family life, dining and relaxation. There is also access to a separate utility area. The kitchen and garden room also offer underfloor heating.

To the first floor are four well-presented bedrooms, with the principal bedroom benefiting from a good-sized en-suite shower room and built-in wardrobe. The remaining three bedrooms are served by a modern family bathroom.

OUTSIDE

To the front of the property, a generous hardstanding driveway provides off-road parking for two vehicles, complemented by an additional gravelled area offering further parking for a third car. The frontage also benefits from a garage, fitted with an up-and-over door, providing useful additional storage or secure vehicle accommodation plus an EV charging point.

To the rear, the property enjoys a beautifully landscaped, south-facing garden, thoughtfully arranged to make the most of its sunny orientation and providing an excellent space for both relaxation and outdoor entertaining. A paved terrace immediately adjoins the property, creating an ideal setting for al fresco dining and enjoying the garden throughout the warmer months. Beyond this, the garden is predominantly laid to lawn, with mature hedging and fenced boundaries providing an attractive degree of privacy and enclosure. The combination of established greenery and open lawn creates a pleasant balance of space and seclusion.

Further benefits include gated side access, providing convenient connectivity between the front and rear of the property, together with a substantial array of solar panels positioned on the rear roof elevation, offering the added advantage of renewable energy generation.

LOCATION

Situated within the popular residential area of Drayton, Freshwater Way enjoys a convenient location offering a balance of village living and easy access to Norwich. Drayton provides a good range of everyday amenities, including local shops, supermarkets, cafés and public houses, alongside well-regarded infant and junior schools.

The surrounding area offers plenty of opportunities for outdoor recreation, with nearby green spaces and access to Marriott's Way, a popular route for walking and cycling through the Norfolk countryside.

Norwich city centre is approximately six miles away, providing an extensive range of shopping, dining and leisure facilities. The area also benefits from excellent road connections, with the Norwich Northern Distributor Road offering convenient access to the A47 and wider Norfolk road network.

Overall, Drayton is a popular location for families and professionals alike, combining local convenience with accessibility to the city.

websters.


websters



Websters Drayton

4 Drayton High Road, Drayton, NR8 6AF

01603 334444

drayton@webstersestateagents.co.uk

webstersofnorwich.co.uk/drayton-branch