



## 37 Freshwater Way, Drayton

Guide Price £350,000 - £375,000



# 37 Freshwater Way

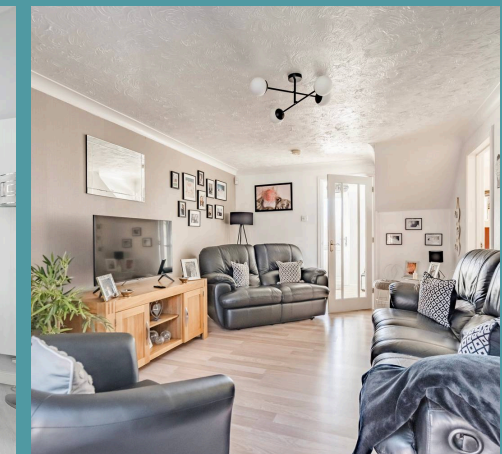
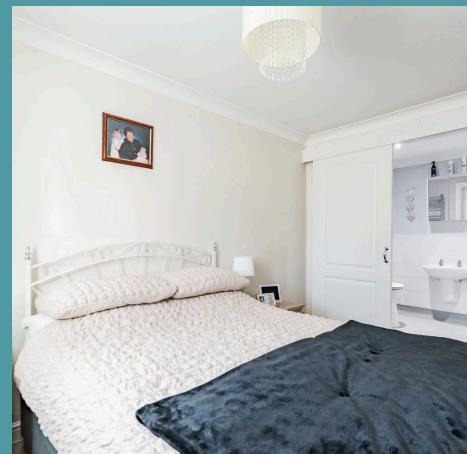
Drayton, Norwich

This modern detached home offers exceptional family living just 6 miles from Norwich city centre. With four bedrooms, including a ground-floor option with an ensuite, it's ideal for growing families or multi-generational living. The spacious, light-filled kitchen features Velux windows, French doors, and plenty of room for dining and entertaining. Outside, the low-maintenance garden and brickweave driveway provide convenience and space to enjoy. Close to excellent schools, local amenities, and green spaces, it's perfectly positioned for family life.

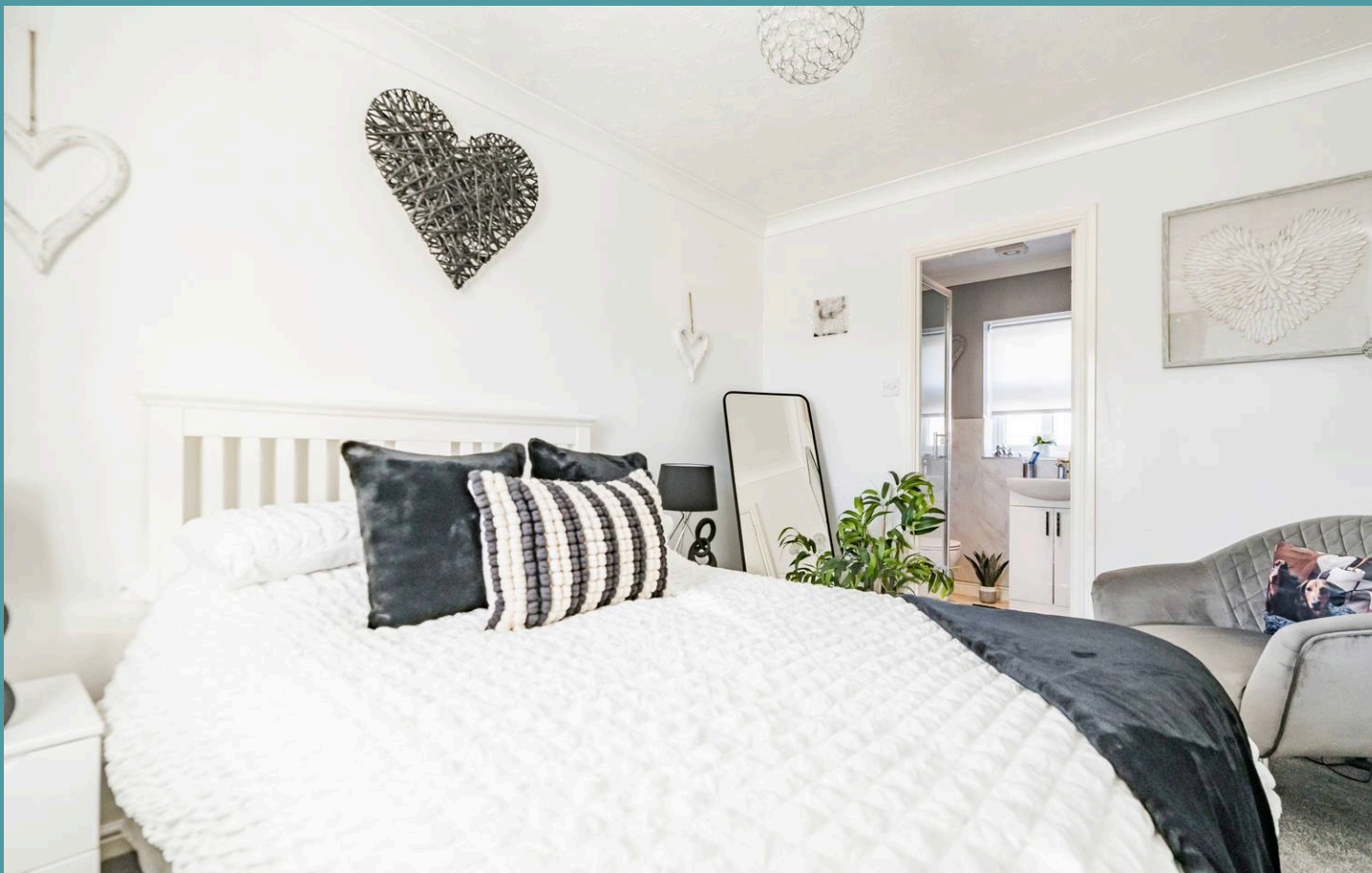
## The Location

Situated at Freshwater Way, Drayton, NR8, this property enjoys an enviable location in a sought-after residential area. Just 6 miles from Norwich city centre, the home offers easy access to a wide range of shopping, dining, and entertainment options. Families will appreciate the proximity to highly regarded schools, including Drayton Community Infant School (0.7 miles) and Taverham High School (2.5 miles), making school runs a breeze. For everyday conveniences, the property is within a mile of local amenities such as supermarkets and a post office.

Outdoor enthusiasts will appreciate the nearby green spaces, including the Marriott's Way, perfect for walking and cycling, as well as Drayton's popular recreational grounds. The area benefits from excellent transport links, with the Norwich Northern Distributor Road (NDR) just a short drive away. This key route offers seamless connections to Norwich city centre, the Norfolk coast, and major roads like the A47.







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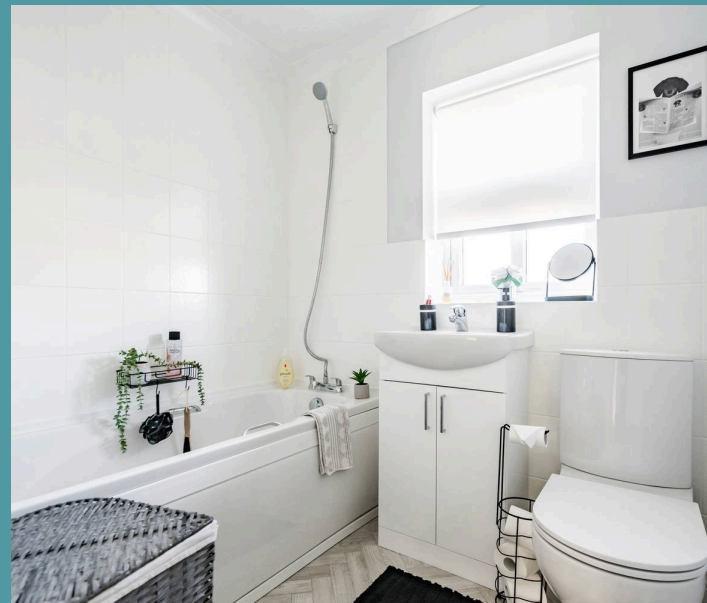
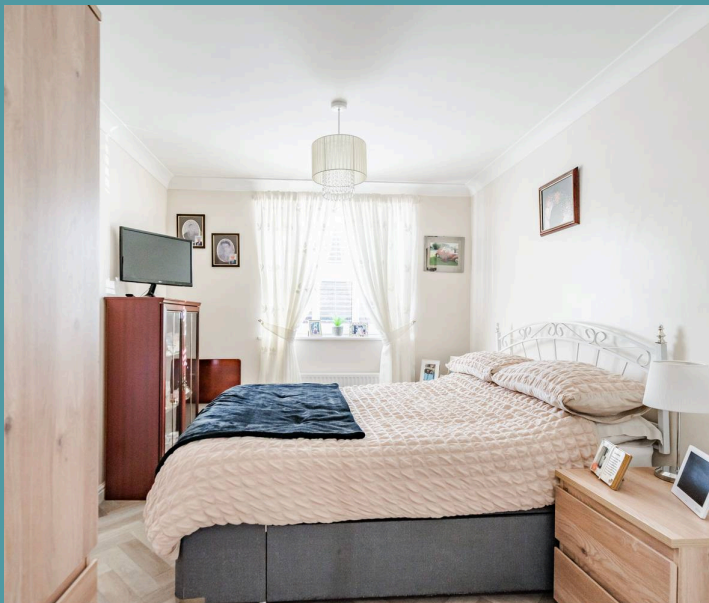
Drayton, Norwich

### Freshwater Way

Step into this light-filled detached family home, offering a flexible layout that caters to a variety of lifestyle needs. The ground floor begins with a welcoming entrance hall, complete with a convenient WC, sparing trips to the upper floor. The expansive sitting room is bathed in natural light, providing ample space for personalised furniture arrangements.

A single door leads to a ground-floor bedroom with an ensuite wet room, an excellent option for single-story living, guests or multi-generational households. French doors within the sitting room create a seamless connection to the heart of the home, the kitchen, offering options to open or enclose the space as needed.

The kitchen is generously proportioned, designed to impress with two Velux windows and additional French doors that flood the area with light. It boasts abundant storage, a dedicated dining space and a casual breakfast bar, making it the ideal setting for family meals and entertaining.







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Drayton, Norwich

Moving to the upper floor, you'll find three well-sized bedrooms, including a master suite with an ensuite shower room. The remaining bedrooms are serviced by a family bathroom, ensuring convenience for all residents. With bathrooms thoughtfully placed on each level, this home is perfectly designed for modern family life.

Outside, the garden is landscaped for both beauty and ease, featuring artificial turf, a patio area for outdoor dining and borders filled with low-maintenance shrubs. The front of the property includes a garage and additional parking on a neatly presented brickweave driveway.

Agents Note

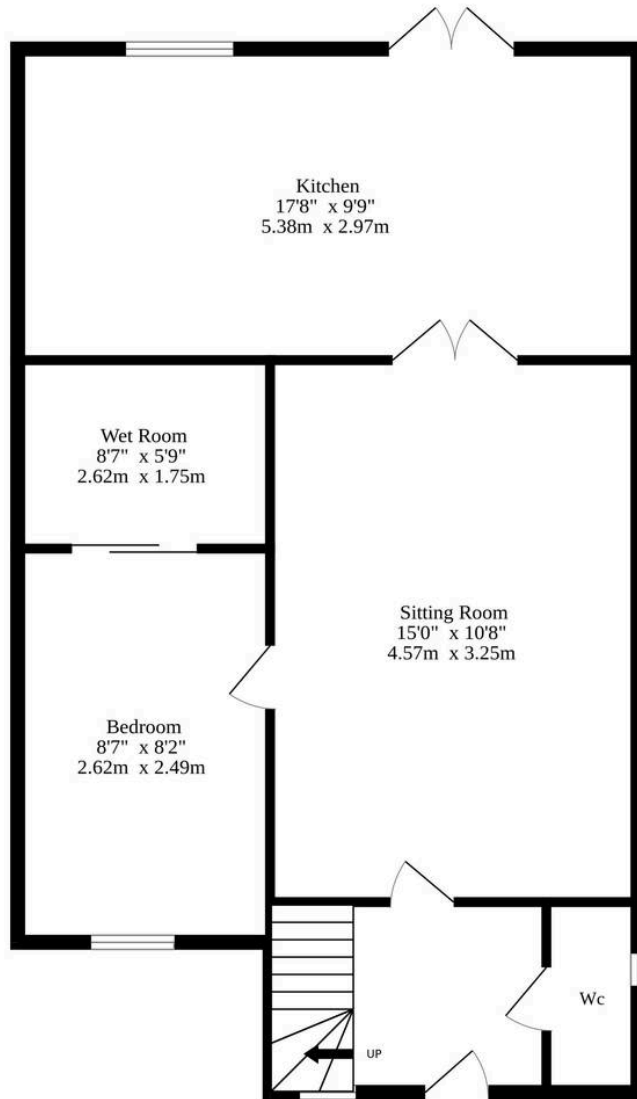
Sold Freehold

Connected to all mains services.





Ground Floor



1st Floor

