

7 Howell Road
Drayton
Norwich
NR8 6BU



7 Howell Road

Guide Price £500,000

The stunning three bedroom home...

Welcome to 7 Howell Road, a beautifully renovated and extended property in Drayton, perfectly blending modern amenities with spacious living environments. This beautifully presented home is set on a desirable corner plot and offers an array of features, making it an ideal choice for families and professionals alike. Thoughtfully extended and updated using gorgeous materials and finishes, this property is ready to move into, with some of the larger plants too if you wish!

As you approach the property, you'll notice the well-maintained façade, complete with a welcoming porch. The front garden, framed by mature hedging and a lovely Copper Beech tree, provides a sense of privacy and tranquillity. The gated tarmac driveway has ample space for up to three cars and includes a garage with an electric roller shutter door, currently utilised as a gym and workshop.

Upon entering the home, you're greeted by a bright and airy hallway that sets the tone for the rest of the property. The heart of the home is the expansive kitchen/dining/breakfast room, which boasts a contemporary design with high-end finishes. A generous island with polished concrete worktop, integrated appliances, including two ovens, a 5-burner gas hob with high-level extraction above, and a wine fridge, provides both style and functionality. The space is enhanced by vaulted ceilings, a gable end wall of glass with French doors, engineered oak flooring and harmonious lighting accentuating the modern decor. Adjacent to the kitchen, the spacious lounge features a charming original fireplace with copper-effect tiles, providing a warm and inviting atmosphere, along with ample room for family furnishings.

The property offers three well-proportioned double bedrooms, including a magnificent master suite complete with a luxurious en-suite bathroom. The en-suite is a true retreat, featuring a bath, large walk-in shower, stylish vanity units, and underfloor heating. The home also includes a utility room with ample storage, a family bathroom with modern fixtures and bath with shower over, and a large built-in wardrobe cupboard in the hallway, providing a solution for additional storage needs. There is potential to expand into the loft space, which has been designed to accommodate future development if desired.

The rear garden is a true highlight, boasting a private haven with a picturesque patio area, ideal for entertaining or relaxing. The garden is thoughtfully landscaped, featuring mature borders, a brick-built barbecue and a storage shed. French doors from the dining area offer seamless access to this outdoor space, creating an inviting flow for family gatherings.

Howell Road combines elegance with practicality, making it a perfect family home in a sought-after location. Don't miss the opportunity to explore this exceptional property.

Agents notes...

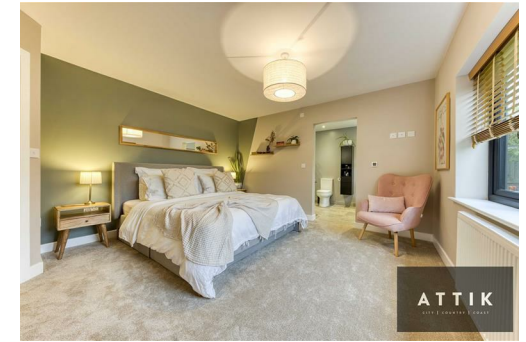
A pre-recorded walkaround tour is available for this property. Council Tax Band C

Local Authority

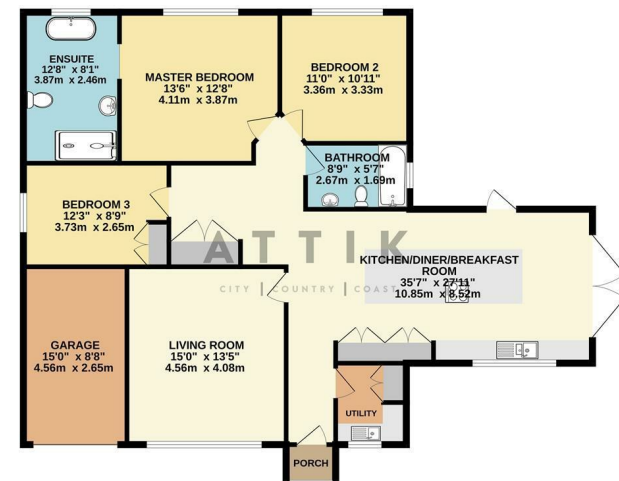
Broadland

Council Tax Band C

EPC Rating C



GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, window and door sizes are approximate and responsibility is taken by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of the print.
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