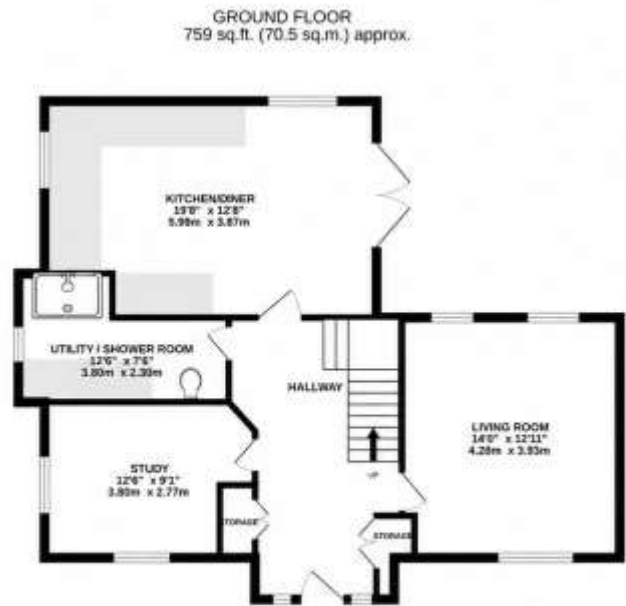




Philpott Close, Drayton
Guide Price £450,000 - £475,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Executive Norfolk Homes Detached House
- Four Double Bedrooms & Principal En-Suite
- Spacious Kitchen/Dining Room
- Utility, Study & Downstairs Shower Room
- Contemporary Family Bathroom Suite
- Underfloor Heating Throughout
- Garage & Driveway
- Landscaped Rear Garden
- Cul-de-Sac Location
- EPC Rating B / Council Tax Band E

Description

Situated within a quiet cul-de-sac on a highly regarded Norfolk Homes development, this exceptional four-bedroom detached family home offers spacious, contemporary accommodation finished to an excellent standard throughout. Occupying an enviable position with attractive green space alongside, the property provides an ideal setting for modern family life.

Located in the ever-popular village of Drayton, the property enjoys easy access to a wide range of local amenities including well-regarded schools, regular bus services into Norwich, popular pubs, cafés and everyday shopping facilities, making it an excellent choice for families and commuters alike.

Stepping inside, the welcoming entrance hall immediately creates a wonderful first impression with its stylish tiled flooring and two useful storage cupboards. The bright and spacious dual-aspect sitting room offers an inviting place to relax, flooded with natural light throughout the day, whilst a separate study provides the perfect space for those working from home or requiring a quiet home office.

The impressive kitchen/dining room forms the hub of the home, offering an extensive range of contemporary units alongside a selection of integrated appliances, creating a fantastic space for everyday family living as well as entertaining guests. A separate utility room provides additional storage and workspace, while the ground floor is further complemented by a modern shower room. Underfloor heating throughout the ground floor adds an extra touch of comfort and luxury.

Upstairs, all four bedrooms are generous double rooms, each benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of a walk-in dressing area and a beautifully appointed en suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished with a contemporary suite.

Outside

The rear garden has been attractively landscaped to create a private outdoor space, featuring a combination of lawn, raised bark borders and paved seating areas, ideal for outdoor dining and entertaining. There is also an outside tap and gated side access leading to the front of the property. To the front of the property, a block-paved driveway provides off-road parking for two vehicles and leads to a single garage, offering excellent storage or additional parking.

Constructed by the highly respected Norfolk Homes, this outstanding property showcases the quality and attention to detail the developer is renowned for, with features including glass balustrades, fibre broadband connectivity and high-quality finishes throughout. Offering generous accommodation in one of Drayton's most desirable residential locations, this superb home is ready to move straight into and is certain to appeal to families seeking both style and practicality.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax E

Directions

From Drayton Road turn left into Sydney Bunn Way and follow the road to the top where Philpott Close can be found on the left hand side.

