



22 Freshwater Way, Drayton

Guide Price £325,000

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22 Freshwater Way

The Home

This three-bedroom detached home, situated opposite an open green space and in a peaceful and quiet cul-de-sac, offers an ideal balance of space, practicality and location, making it a great choice for families, first-time buyers or professionals. With generous living accommodation, private garden, garage and off-road parking, the property is perfectly suited to modern everyday living. Its position within the popular Thorpe Marriott area also provides convenient access to local amenities, schools, green spaces and Norwich city centre.

Walking into the property, you are greeted by a welcoming hallway with useful space to unload coats and shoes, along with a convenient downstairs WC. The sitting room is a bright and generous space, offering plenty of flexibility for larger furniture arrangements and benefiting from an abundance of natural light from the adjoining conservatory. The kitchen/diner provides ample room for a dining table, while the modern kitchen is fitted with an impressive Rangemaster-style cooker, which is available to be included with the sale, alongside plenty of space for further appliances including a dishwasher, washing machine and fridge/freezer.





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Laminate flooring runs throughout the kitchen dinner, with carpet throughout the lounge, while the conservatory provides a fantastic additional reception space overlooking the impressive and well-maintained rear garden, with direct access outside.

Upstairs, the principal bedroom offers excellent space for a large bed, wardrobes and additional furniture, while also benefiting from a private en-suite with a walk-in shower, WC and wash hand basin. The two further bedrooms provide versatile accommodation, ideal for family members, guests or those requiring a dedicated home-working space. These are served by a family bathroom fitted with a bath, WC and wash hand basin.

Outside

The rear garden is fully enclosed and thoughtfully arranged with a combination of lawn and patio, providing plenty of space for both relaxing and outdoor dining. The patio area offers an ideal spot for garden furniture, while a useful timber-built shed provides additional storage. There is convenient side access leading back to the driveway, while the opposite side of the property offers further side space which could potentially be utilised for additional storage, gardening or other uses..





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Location

Thorpe Marriott is a popular residential area to the north-west of Norwich, offering a great balance of suburban living with easy access to the city. The area benefits from nearby shops, supermarkets, schools, healthcare and leisure facilities, along with plenty of green spaces and woodland walks. With good transport links into Norwich and the surrounding Norfolk countryside, Thorpe Marriott is an ideal location for families and professionals alike.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

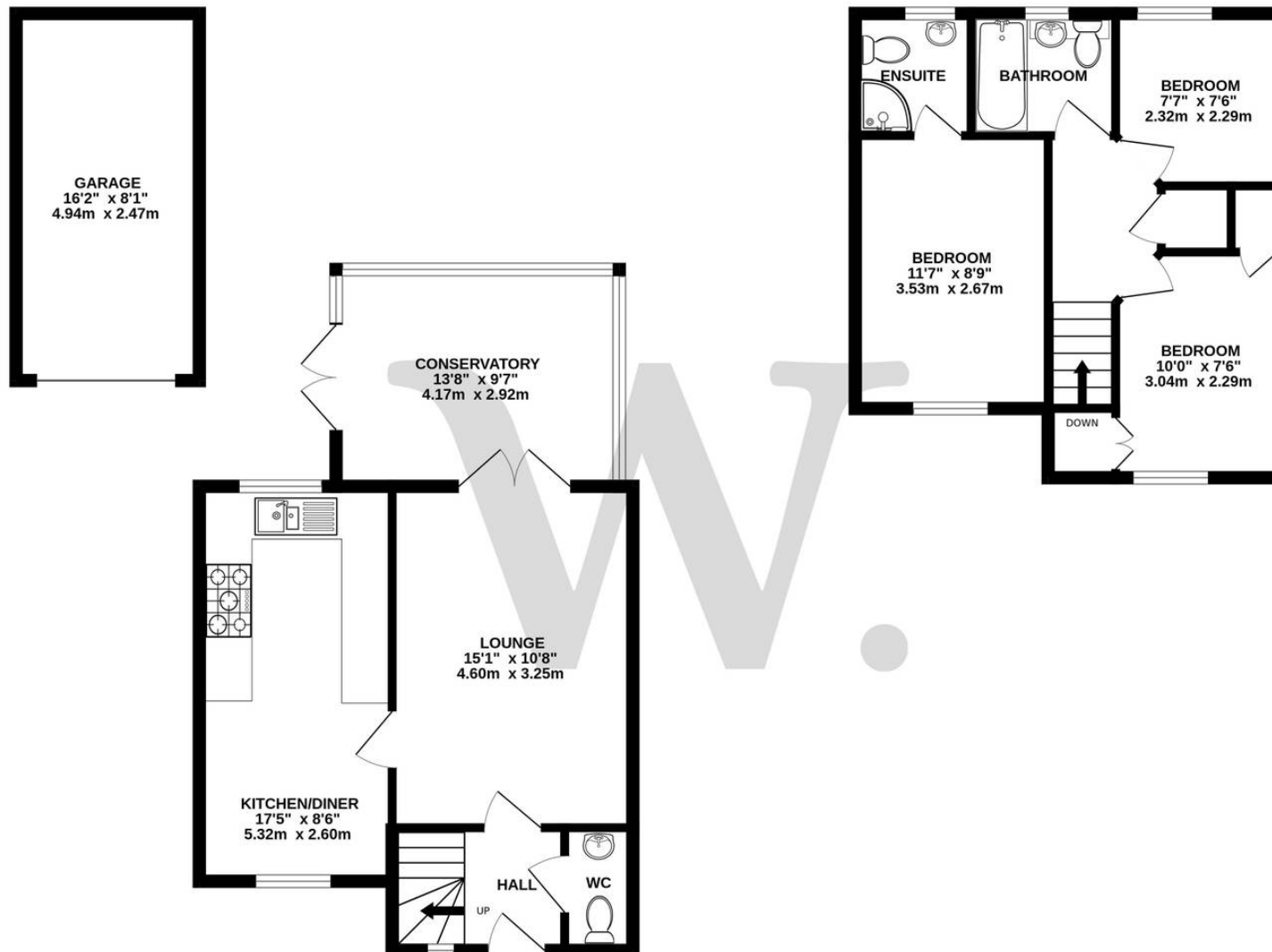
EPC Environmental Impact Rating: D

- Three-bedroom detached family home
- Spacious sitting room with adjoining conservatory
- Modern kitchen/diner with Rangemaster-style cooker
- Principal bedroom with en-suite shower room
- Two further versatile bedrooms
- Family bathroom and downstairs WC
- Well-maintained rear garden with conservatory access
- Private driveway for two cars and single garage



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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