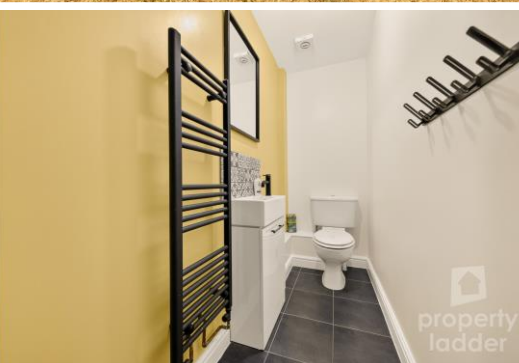


# propertyladder



## Marauder Road, Norwich, NR6

A Versatile Three Storey Home Offering Three/Four Bedrooms!

**OFFERS IN EXCESS OF £280,000 FREEHOLD**



**BRITISH  
PROPERTY  
AWARDS**

**2025**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# VERSATILE LIVING IN PRIME OLD CATTON!

Offering versatile accommodation across three storeys, this well-presented townhouse offers spacious living and views of greenery!

The ground floor welcomes you with an entrance hall leading to a study, which could equally serve as a fourth bedroom, alongside a convenient ground floor WC. To the rear of the ground floor, the spacious kitchen/diner enjoys views over the garden and houses the new boiler fitted in February 2026. On the first floor, a generous living room spans the front of the property, featuring a Juliet balcony that enjoys pleasant views across the surrounding greenery, while a well-proportioned bedroom completes this level. The second floor offers two further double bedrooms and the family bathroom, with the principal bedroom benefiting from the added luxury of its own en-suite shower room!



*“featuring a Juliet balcony  
that enjoys pleasant views”*



## Overview

- Three Storey Town House
- Three Generous Bedrooms
- Versatile Ground Floor Study/Fourth Bedroom
- Garage & Parking Space
- Spacious Living Room With Juliet Balcony
- En-Suite Shower Room & Family Bathroom
- Enclosed & Low Maintenance Garden
- New Boiler Fitted February 2026
- Entrance Hall & Ground Floor WC
- Kitchen/Diner Overlooking Garden





## Location

Situated within the popular suburb of Old Catton, Marauder Road offers an excellent balance of peaceful residential living and everyday convenience. A wide range of local amenities can be found nearby, including supermarkets, cafés, GP surgeries and well-regarded schools for all ages.

The property is ideally positioned for easy access to Norwich Airport, Norwich International Business Park and the Northern Distributor Road (Broadland Northway), providing excellent transport links across Norfolk and beyond. For those who enjoy the outdoors, nearby Catton Park provides beautiful open green spaces, woodland walks and recreational areas, making this a fantastic location for families, professionals and commuters alike!

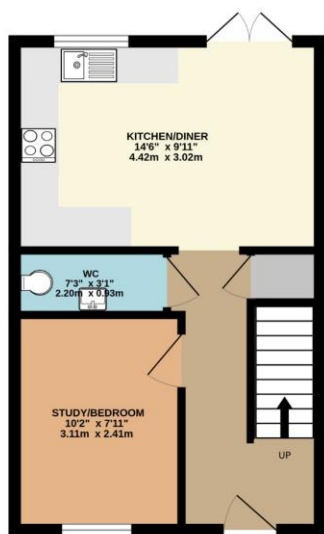


## Outside

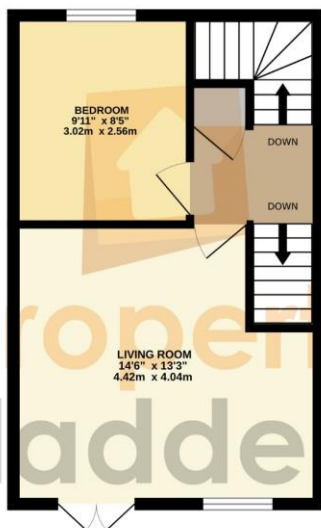
The property benefits from a garage with a private parking space directly in front. The rear garden has been thoughtfully landscaped to create an attractive, low maintenance outdoor space, featuring a well-kept lawn and patio areas.

We may use edited or staged photos to declutter and show the property in its best light. A decision to purchase should not be made on the published photographs alone.

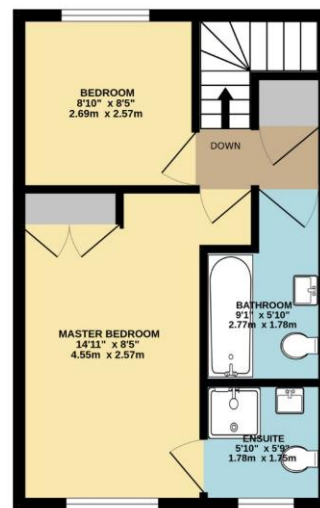
GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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FULL EPC AVAILABLE UPON REQUEST

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

BRITISH  
PROPERTY  
AWARDS  
2025

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(NR10-16)

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