

propertyladder



Defiant Road, Norwich, NR6 6HH

A Spacious First Floor Two Bedroom Flat In Old Catton!

GUIDE PRICE £160,000 - £170,000 leasehold - 102 years



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

THE PERFECT FIRST NEST IN CATTON!

Tucked away in a quiet spot in the suburb of Old Catton, this well-presented first-floor flat offers an ideal first home with generous space and excellent storage throughout. The property opens into a spacious hallway boasting two large built-in storage cupboards, leading to two well-proportioned bedrooms, including a master with fitted wardrobes. A bright and airy lounge/diner offers plenty of room, while the separate kitchen and sizeable bathroom add to the sense of space.



“the flat benefits from its own allocated parking port, providing convenient off-road parking”



Overview

- Spacious First Floor Flat
- Two Bedrooms With Built In Wardrobes To Master
- Car Port Parking
- Spacious Lounge/Diner Accommodation
- Large Family Bathroom
- Excellent Storage Throughout
- Vendors Have Found
- Ideal First Home In Easy Reach Of Amenities



Location

Defiant Road is set in the popular suburb of Old Catton, just north of Norwich city centre. The area offers a great mix of convenience and community, with local shops, parks like Catton Park, and several "Good" Ofsted-rated schools all within easy reach. Excellent public transport links and nearby amenities make it ideal for families and professionals alike.

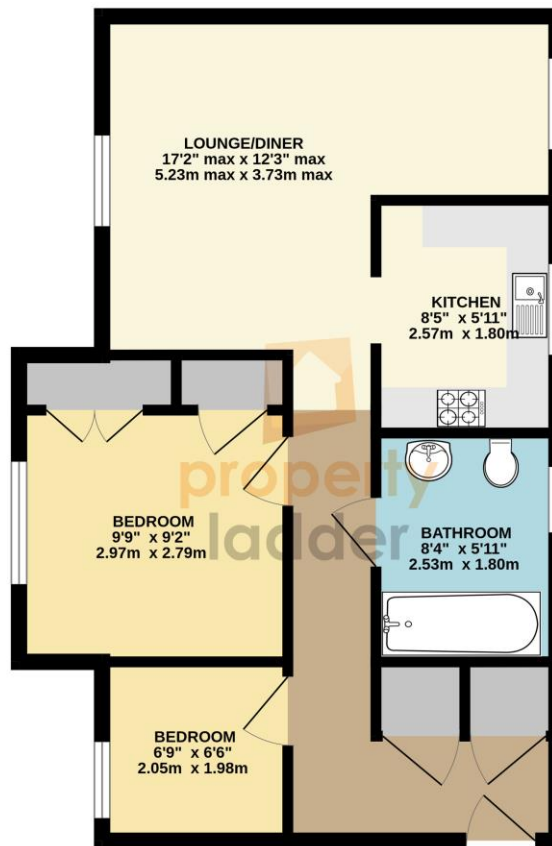


Outside

Outside, the flat benefits from its own allocated parking port, providing convenient off-road parking.

A fantastic opportunity for first-time buyers seeking comfort, practicality, and a peaceful location!

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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



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