

propertyladder



Three Corner Drive, Old Catton, Norfolk, NR6 7HB

A stylish detached property with three bedrooms and two bathrooms

Guide £325,000 - £335,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A STYLISH DETACHED DWELLING!

This smart detached home, boasts three well-appointed bedrooms the master bedroom benefitting from a lovely en suite shower room, perfect for comfortable family living.

The stylish kitchen, designed with both functionality and aesthetics in mind, making it a joy to cook and entertain in.

The spacious L-shaped reception room is a highlight, providing ample space for relaxation and social gatherings. Adjoining the reception room is a bright and airy conservatory, seamlessly blending indoor and outdoor living.

“A warm, welcoming entrance hall creates a brilliant first impression!”



Overview

- DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- FIRST FLOOR BATHROOM
- EN SUITE SHOWER ROOM
- OFF STREET PARKING & GARAGE
- USEFUL BRICK OUTBUILDING
- EXCELLENT AMENITIES
- MUST BE SEEN!





Location

Three Corner Drive, a gem in Old Catton, offers a harmonious blend of convenience and community spirit. Its array of amenities, from schools to eateries, ensures a vibrant suburban life. The area's connectivity, with robust transport links and proximity to Norwich International Airport, makes it a hub for both local and global explorers. Embracing the tranquility of parkland walks and the warmth of a tight-knit community, Three Corner Drive delivers you a fantastic lifestyle and a secure place to call home!

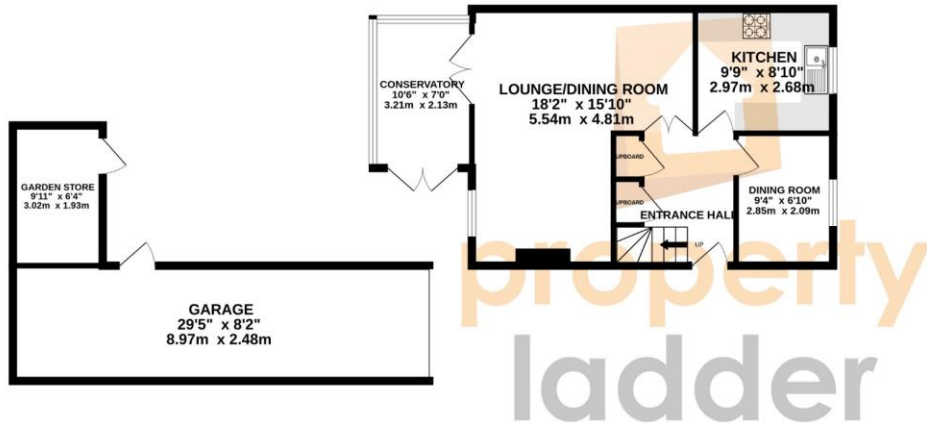


Outside

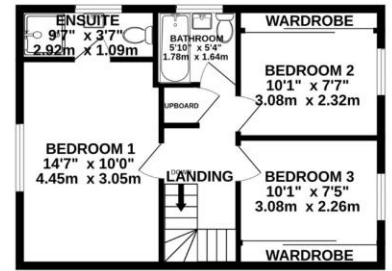
The front of the property features flower borders, enclosed by fencing, with light and power, and a timber side gate. A driveway offers off-road parking and leads to the garage.

At the rear, a large patio area extends to the lawned gardens, which are beautifully landscaped with well-stocked shrub and flower borders. The garden enjoys a high degree of privacy, enclosed by a mix of brick walling and fencing, and includes security lighting

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY:
BROADLAND DISTRICT COUNCIL

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

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IN NORWICH
(NR10-16)

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