

propertyladder



Ernest Drive, Norwich, NR6

A Turn Key Three Bedroom Semi-Detached Home!

GUIDE PRICE £275,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

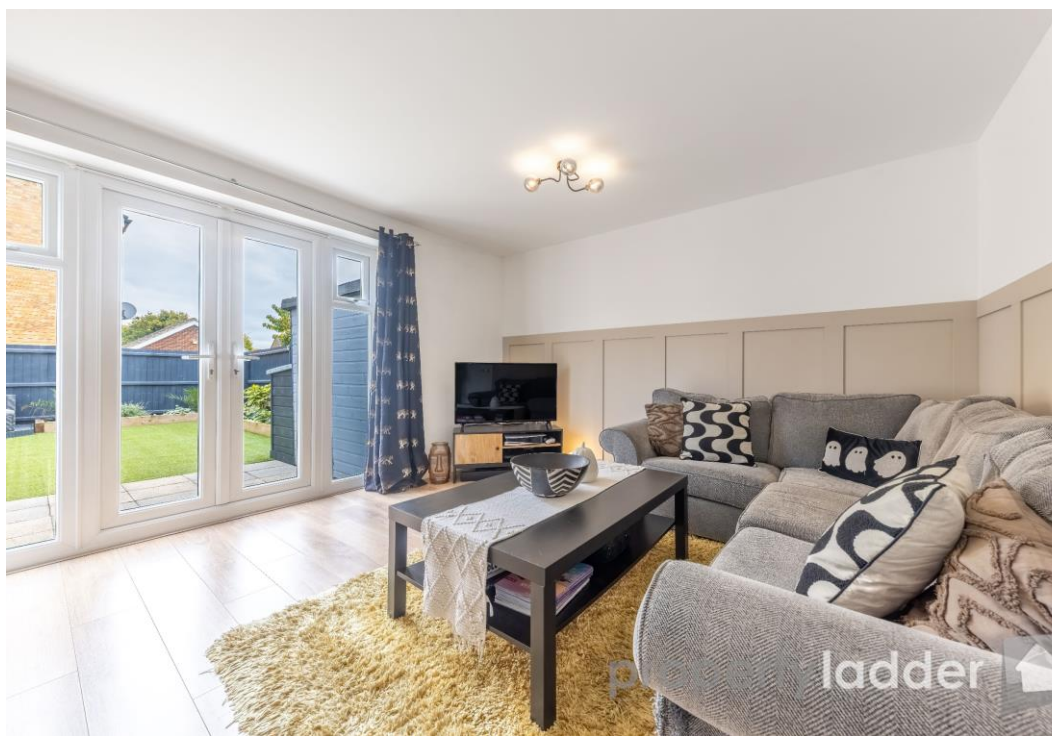
★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

MODERN FINISH WITH PRIVATE GARDEN RETREAT!

Built in 2013, this semi detached home is situated within a select cul-de-sac development in Old Catton and offers a contemporary finish throughout, making it truly move in ready. The property comprises an entrance hall, a modern kitchen/breakfast room that has been updated in recent years, a ground floor WC, a spacious lounge/diner with French doors opening onto the rear garden, and a large under stairs storage cupboard. Upstairs, there are three bedrooms, including a master with a newly re-fitted en-suite shower room, as well as a modern family bathroom, both finished to a very high standard, combining style and functionality throughout.



“ raised flower beds,
a decking area,
and an outdoor shed,
providing a private and versatile
space ”



Overview

- 2013 Built Semi Detached House
- Three Bedrooms
- Two Allocated Parking Spaces
- Newly Fitted En-Suite & Family Bathroom
- Low Maintenance Landscaped Garden
- Modern Kitchen/Breakfast Room
- Entrance Hall & Ground Floor WC
- Spacious Lounge/Diner
- Small Select Development Within Old Catton
- Walking Distance To All Local Amenities





Location

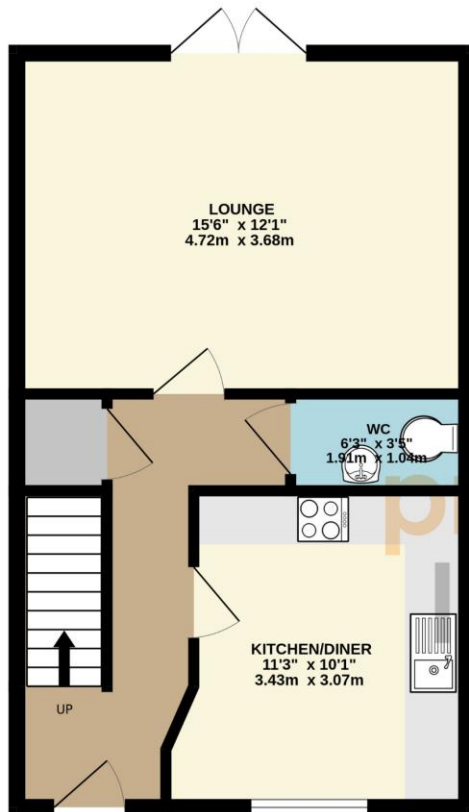
Ernest Drive in Old Catton is a modern, sought after residential area, with many homes built in recent years, offering a contemporary and family-friendly environment. The location benefits from excellent local amenities, including nearby shops, cafes, and pubs, as well as schools such as White Woman Lane Junior School and Sprowston Community Academy. For leisure, Catton Park provides extensive green space with walking trails and community events. Transport links are excellent, with regular Orange Line 21 and 21A buses connecting Old Catton to Norwich city centre in around 20 minutes, and easy access to the surrounding road network for commuting by car.



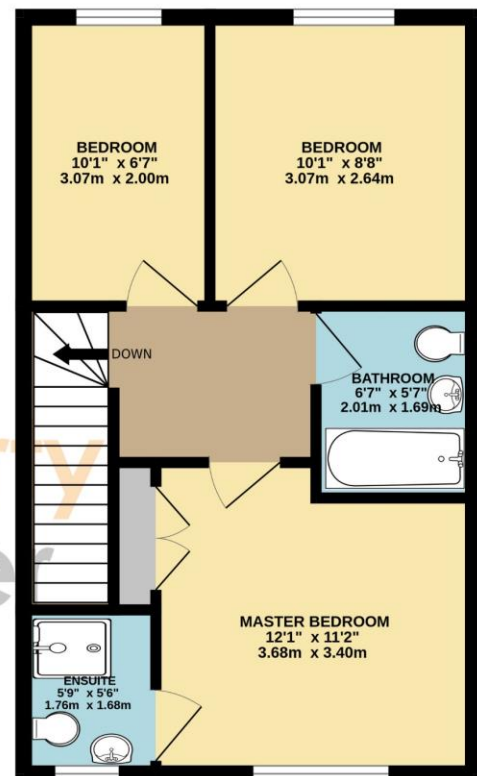
Outside

Outside, the property benefits from two allocated parking spaces. The rear garden, which enjoys a non-overlooked position, can be accessed via a side passage or directly from the house. Designed for low maintenance living, it features a patio area, artificial lawn, raised flower beds, a decking area, and an outdoor shed, providing a private and versatile space.

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	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, GAS CENTRAL HEATING

Selling your home?

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

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IN NORWICH
(NR10-16)

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