

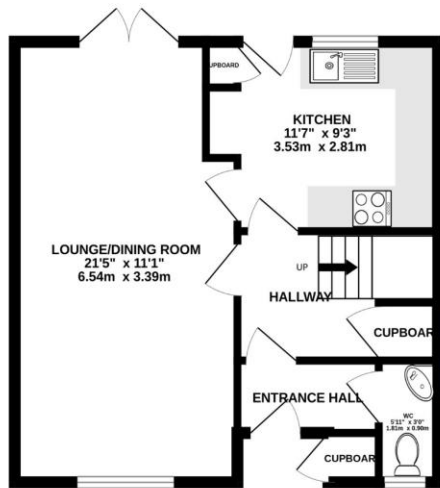


Blacksmiths Way, Norwich, NR6 7DT

A Three bedroom family home in popular Old Catton, located close to schools, parks, and shops. Features garden, garage, and off-road parking. Well-presented with lounge/diner, kitchen, cloakroom, and family bathroom. Easy access to Norwich city centre and transport links.

GUIDE £270,000

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



Room Dimensions

Ground Floor WC 5'11" x 3'11" (1.81m x 1.20m)

Lounge/Dining Room 21'5" x 11'1" (6.54m x 3.39m)

Kitchen 11'7" x 9'3" (3.53m x 2.81m)

Bedroom One 11'1" x 9'11" (3.39m x 3.02m)
With built-in wardrobe

Bedroom Two 11'1" x 9'3" (3.39m x 2.81m)
With built-in wardrobe

Bedroom Three 10'0" x 9'3" (3.05m x 2.81m)

Bathroom 6'10" x 5'11" (2.08m x 1.79m)

Garage 18'6" x 8'6" (5.65m x 2.58m)
Set to rear of property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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.

**BRITISH
PROPERTY
AWARDS**
2023 & 2024

GOLD WINNER
ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.