

# propertyladder



## Mountbatten Drive, Norwich, NR6

A Well Presented Three Bedroom Semi Detached Home!

**GUIDE PRICE** £280,000 - £290,000 **FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# COMFORT AND CONVENIENCE IN CATTON!

This immaculate semi detached home enjoys a highly desirable position, backing directly onto mature trees and greenery, providing a private and non overlooked rear aspect. The well presented accommodation comprises an entrance lobby, ground floor WC, a spacious living room, and a modern kitchen-diner to the rear with French doors opening onto the patio area of the garden, ideal for indoor-outdoor living. To the first floor are three generously sized double bedrooms, including a master with en-suite, along with a contemporary family bathroom.



“French doors opening onto the patio area of the garden, ideal for indoor-outdoor living.”



## Overview

- Guide Price £280,000 - £290,000
- Semi Detached House
- Three Bedrooms
- Driveway & Garage
- Master En-Suite & Family Bathroom
- Private & Non Overlooked Garden With Green Outlook
- Modern Kitchen/Diner
- Entrance Lobby & Ground Floor Wc





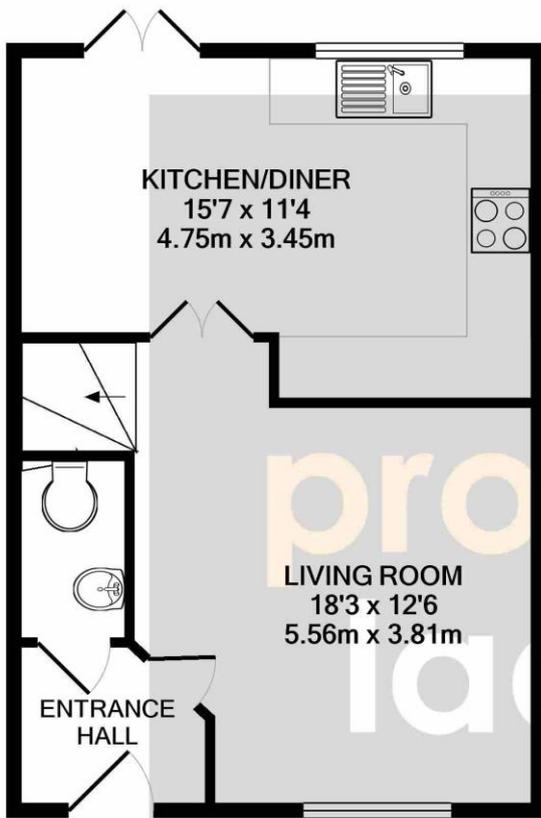
## Location

Mountbatten Drive in Norwich is a popular residential area offering a peaceful suburban feel with easy access to local amenities, including shops, pubs, and restaurants. The location has good transport links to Norwich city centre and nearby roads. Families benefit from a range of nearby schools, such as White Woman Lane Junior and Sprowston Community Academy, while parks and green spaces provide opportunities for outdoor activities.

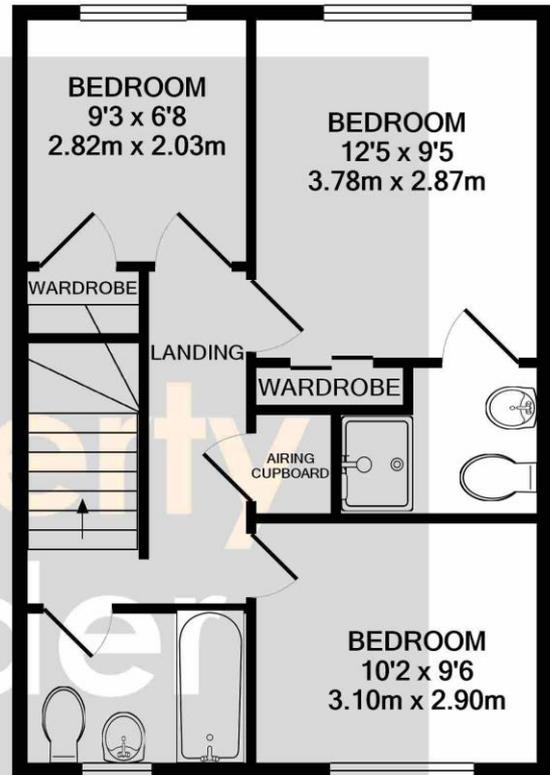


## Outside

The property benefits from a private driveway to the side of the house, along with a garage providing additional parking or useful storage space. To the rear is a non overlooked and private garden, mainly laid to lawn and complemented by both a generous patio and decking area.



GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2022

### FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

BRITISH  
PROPERTY  
AWARDS  
2025

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.