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Edgefield Close, Norwich, NR6 7HP

A Three Bedroom Detached Family Home In Old Catton!

GUIDE PRICE £275,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

YOUR PERFECT HAVEN IN OLD CATTON AWAITS!

Located within a quiet cul-de-sac in the popular suburb of Old Catton, this detached home offers a fantastic opportunity for buyers looking to make a property their own, with a home that boasts a practical and well-proportioned layout! The ground floor comprises an entrance hall and a convenient lobby area for coats and shoes, leading into a spacious dual-aspect living room. The kitchen flows seamlessly into the open-plan dining area, ideal for family meals and entertaining. A conservatory adds further living space, while a separate utility room houses a second sink and the boiler. Upstairs, the property offers three bedrooms off the landing, two of which feature built-in wardrobes, along with a well-sized family bathroom.



“the house offers an off road parking space and garage, convenient for additional parking or storage”



Overview

- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ATTACHED GARAGE & PARKING SPACE
- QUIET CUL-DE-SAC LOCATION
- CONSERVATORY & UTILITY ROOM
- ENCLOSED LOW MAINTENANCE GARDEN
- FIRST FLOOR FAMILY BATHROOM



Location

Edgefield Close is situated in the highly sought-after area of Old Catton, just north of Norwich. This peaceful residential neighbourhood offers easy access to a range of local amenities, including shops, well-regarded schools, and green spaces such as the beautiful Catton Park. The area benefits from excellent transport links, with the A140 close by and regular bus services running nearby, providing convenient connections to Norwich city centre and the surrounding areas.

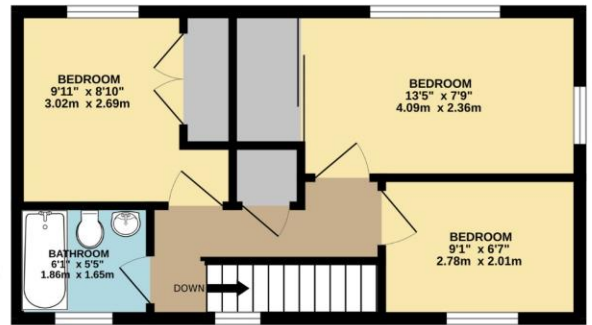
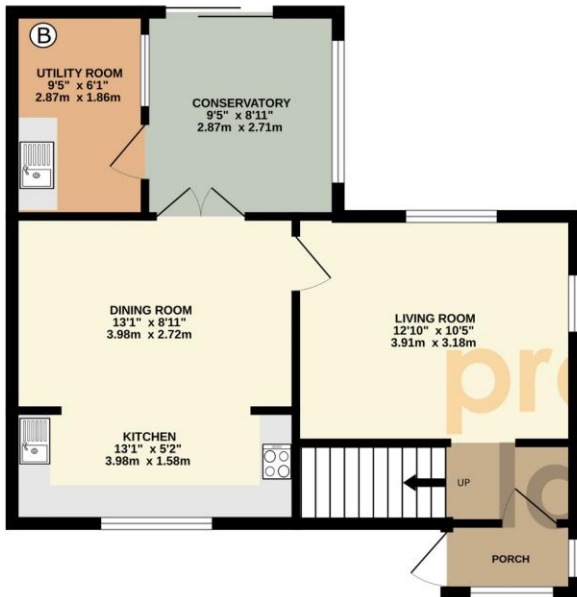


Outside

Outside, the property offers an enclosed and low maintenance rear garden, consisting of well maintained lawn, a patio area and useful outdoor shed. Furthermore, the house offers an off road parking space and garage, convenient for additional parking or storage.

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

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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

EPC TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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



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