



Norman Drive, Norwich - NR6 7HN

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## Norman Drive

Norwich, Norwich

This SPACIOUS DETACHED FAMILY home extends to over 920 Sq. ft (stms) internally, with FOUR BEDROOMS split over the two floors. With a MODERNISED INTERIOR, the property is the perfect family home with several living spaces and flexible accommodation. Downstairs, the hall entrance offers storage, opening to the 12' DINING ROOM, with doors to the 10' KITCHEN including a CONTEMPORARY RANGE of UNITS, 16' SITTING ROOM, re-fitted shower with a DOUBLE SHOWER CUBICLE, and further bedroom/living space. Upstairs, THREE BEDROOMS lead off the landing, with W.C and separate family bathroom. The rear GARDEN is fully enclosed, with an area of lawn and access to the GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Popular Residential Location
- Off Road Parking & Garage
- Low Maintenance Enclosed Gardens
- Two Reception Rooms
- Modern Fitted Kitchen
- Shower Room & Family Bathroom
- Four Bedrooms



Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by as well as the Broadland Northway.

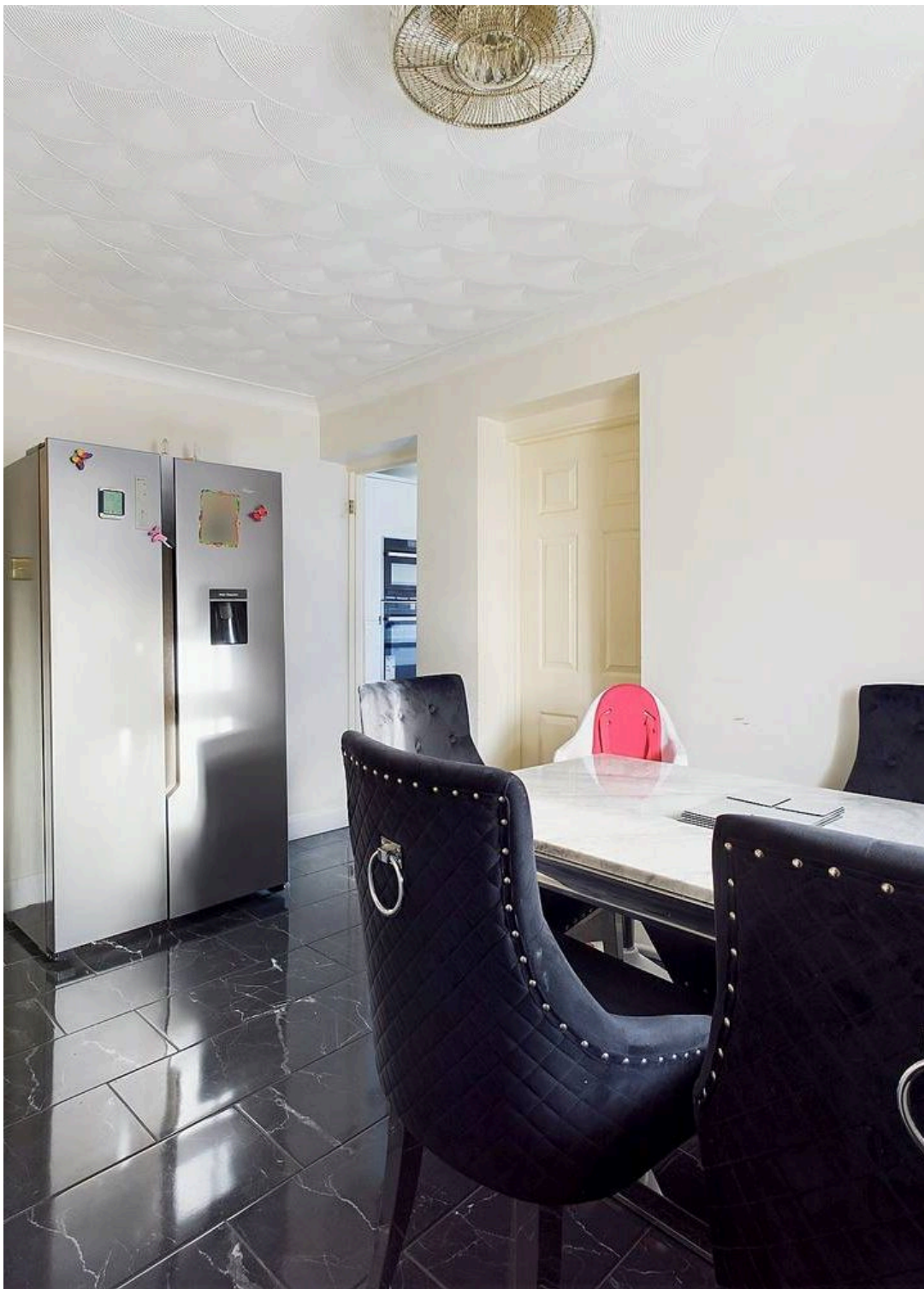
#### SETTING THE SCENE

Occupying a corner plot position with a hard standing frontage, access leads to the side of the property where the main entrance door can be found, whilst off road parking and the garage can be found to the rear, with gated access to the rear garden.

#### THE GRAND TOUR

Once inside, the tiled hall entrance opens up to a dining area offering a light and bright space with built-in storage and stairs rising to the first floor landing. Immediately to your left as you enter is the re-fitted ground floor shower room, complete with a double shower cubicle and attractive Aqua board splashbacks, with a twin head thermostatically controlled rainfall shower and heated towel rail. From the dining room, the kitchen leads off with a modernised range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric oven. Tiled splash-backs run around the work surfaces with space for a range of white goods, whilst the window faces to rear overlooking the garden. A ground floor bedroom or study room leads off to the dining area with a window to rear, whilst the main living space is located to the front with twin full height windows to front and fitted carpet underfoot.





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Norwich, Norwich

Heading upstairs, three further bedrooms lead off the landing, all of which are finished with fitted carpet and double glazing, with the largest bedroom including a built-in storage cupboard. A separate W.C with a modernised suite includes a low level WC with a recessed hand wash basin, and adjacent family bathroom lead off the landing with a further shower over the bath.

FIND US

Postcode : NR6 7HN

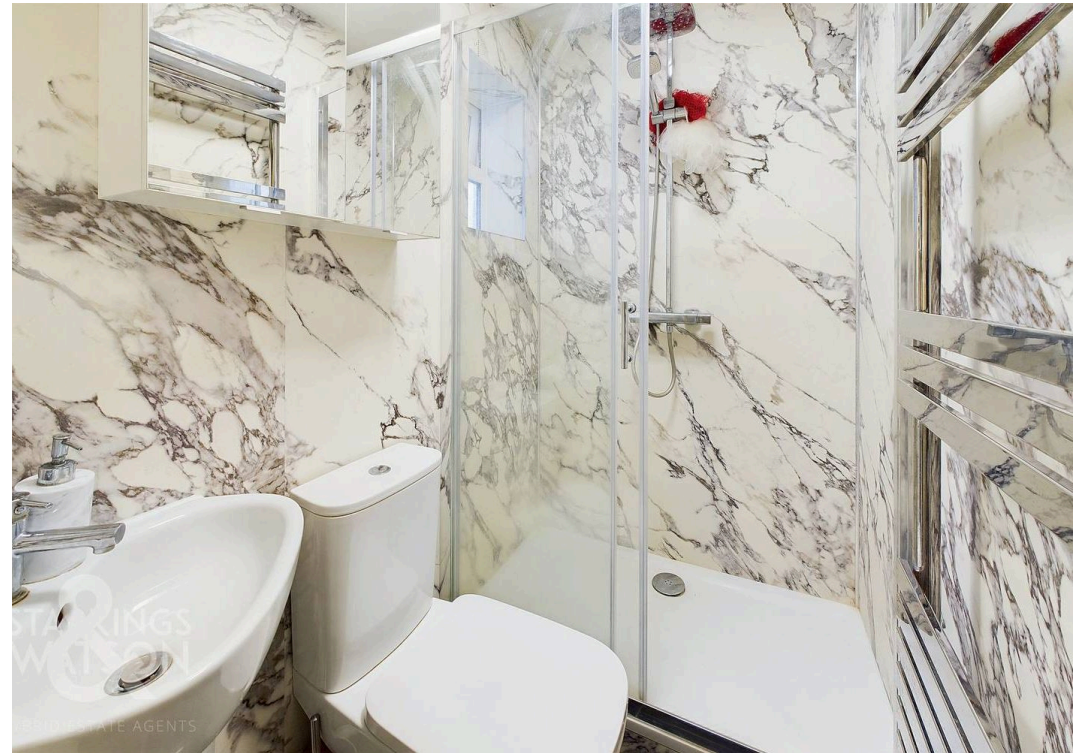
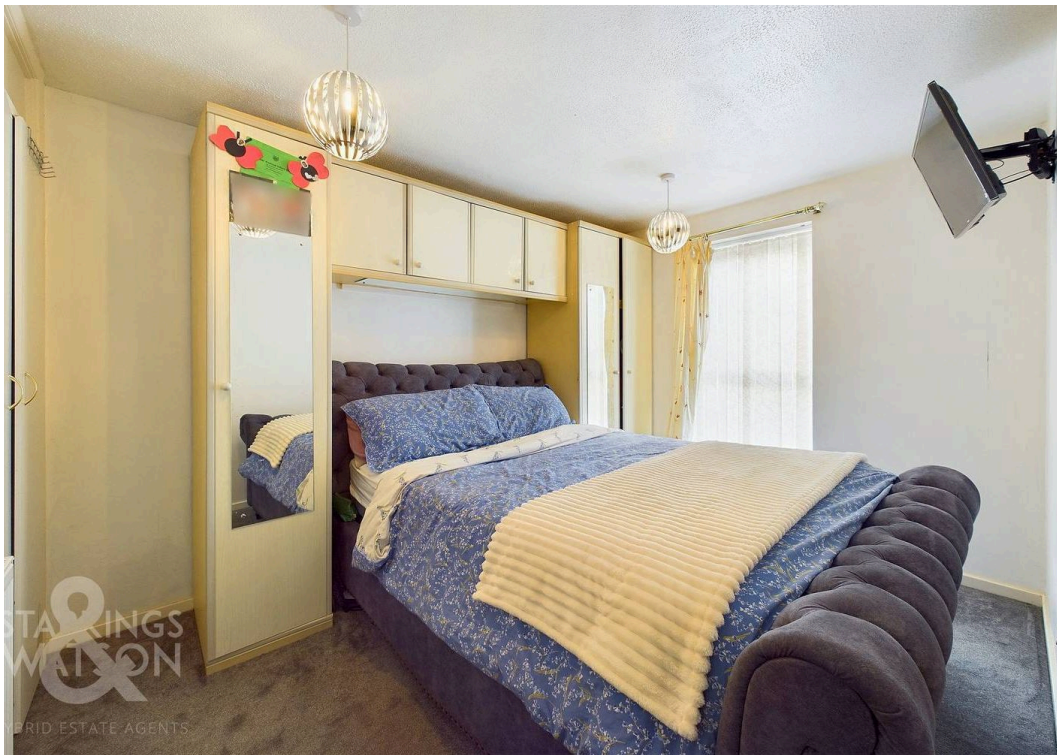
What3Words : ///cross.mixed.unity

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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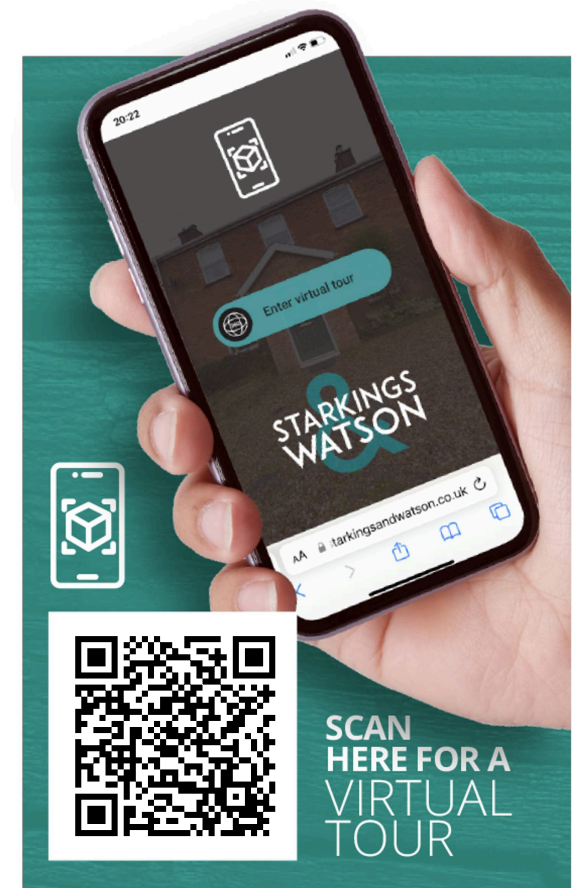


## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing and brick walling, with an area of grass and patio seating. Gated access leads to the driveway, with a side access door to the garage which also offers an up and over door to front.

**Garage - Single Garage**

**Driveway - 1 Parking Space**





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

928.17 ft<sup>2</sup>

86.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.