



## 23 Priors Drive, Norwich - NR6 7LJ

£450,000 Freehold

Situated on a corner plot in a desirable location, this well-presented and spacious four-bedroom detached house offers an ideal family home. With beautiful views, modern fittings, and plenty of living space, it features a bright lounge with a fireplace and bay windows, a modern kitchen with a breakfast bar, a garden room, and a newly renovated family bathroom. The master bedroom benefits from an en-suite with a double shower cubicle and a built-in wardrobe. Externally, the property boasts an enclosed rear garden, off-road parking for up to five vehicles, and a detached garage. Solar panels generate additional income, enhancing the property's appeal. Conveniently located close to schools, bus routes, and amenities, this home offers both comfort and practicality.

## Location

Priors Drive is situated in the sought-after area of Old Catton, just a short distance from the vibrant city of Norwich. This peaceful location offers easy access to local amenities, including shops, schools, and parks. With excellent transport links to the city centre, this is a prime spot for those looking for a quiet yet convenient setting. The surrounding area is well-established, with a strong sense of community and plenty of green spaces to enjoy. Residents can take advantage of nearby leisure facilities, including sports clubs and walking trails, perfect for an active lifestyle.

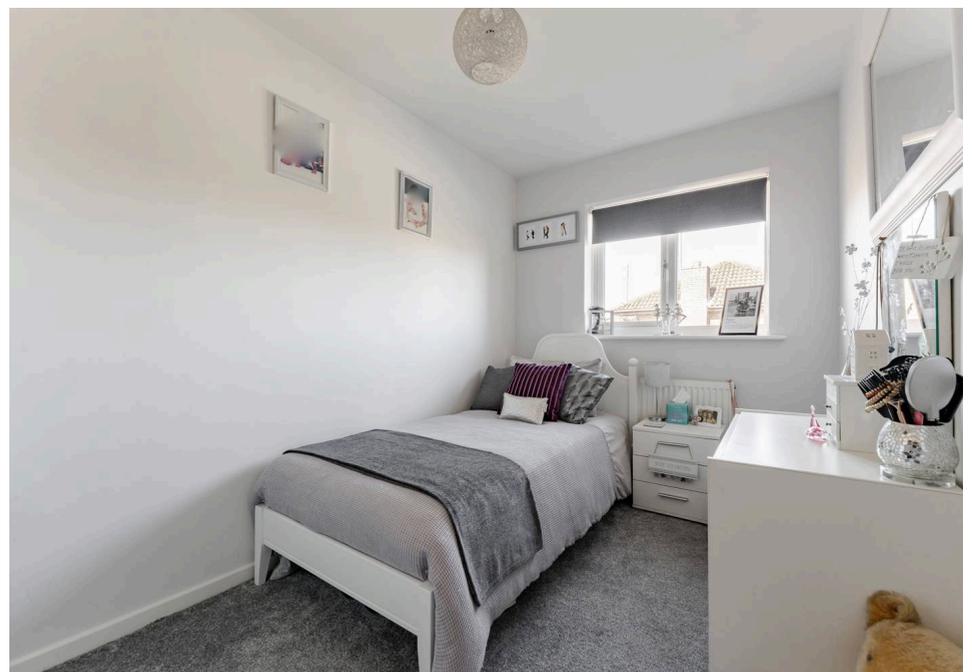
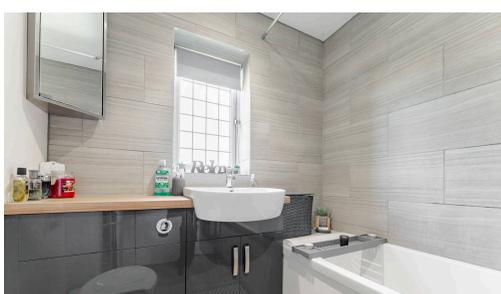


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

heating system- Gas Central heating

Council Tax Band- D



## Priors Drive, Old Catton

Upon entering the property, the hallway welcomes you with a conveniently located WC before leading into the bright and spacious lounge.

Boasting a fireplace and bay windows, the lounge creates a cosy and inviting atmosphere. Its spacious layout offers plenty of room for relaxation and family gatherings.

The modern fitted kitchen with breakfast bar features spotlights, a quality range of base and wall units, solid Beech wood work surfaces, and modern appliances, including an inset five-ring stainless steel gas hob, integrated electric oven and grill, space for a washing machine, and a door leading to the outside, making it a practical and functional space.

French doors open up to the garden room, providing additional living space with a skylight, wall-mounted air conditioning unit, and folding doors that lead to the enclosed rear garden.

Ascending the staircase to the first floor, you will find a cupboard on the landing and four generously sized bedrooms. The master bedroom benefits from a modern en-suite with a double shower cubicle and a built-in wardrobe, providing both convenience and luxury.

Completing this level is the newly renovated family bathroom, equipped with a bath featuring an electric Mira shower over, a wash basin set into a vanity unit, and tiled walls for a sleek finish.

Externally, the property features an enclosed rear garden laid to lawn with a patio area, a timber garden shed/workshop, outside lighting, a water point, and power points, all surrounded by timber fencing. This space is ideal for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings.

At the front, a cobblestone central pathway leads to the front door, flanked by lawns and laurel hedging.

A brickweave driveway provides off-road parking for up to five cars, with timber gates granting access to a further driveway at the rear. This rear driveway leads to the detached brick-built garage, featuring a roller door, power, light, and a double-glazed personnel door to the rear garden.

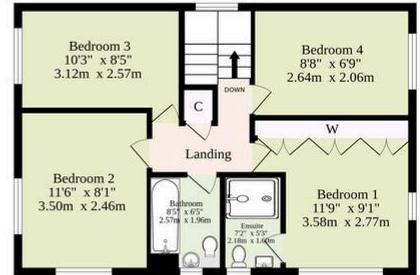
Additionally, the property benefits from solar panels generating an income of £800-£900 per year, along with double glazing throughout and a partially boarded loft for additional storage.



Ground Floor  
800 sq.ft. (74.3 sq.m.) approx.



1st Floor  
505 sq.ft. (46.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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