

propertyladder



Defiant Road, Norwich, NR6 6HH

Charming Two-Bedroom End-Terrace Home

GUIDE PRICE £230,000 - £240,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STYLISH, SPACIOUS, AND PERFECTLY LOCATED!

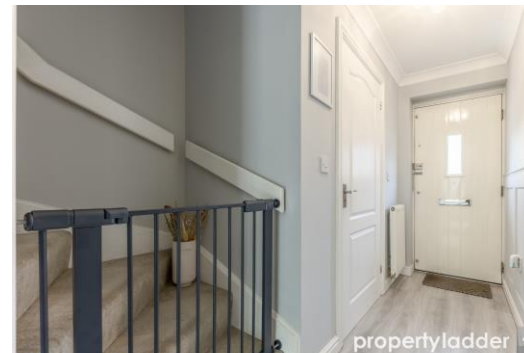
Nestled in the sought-after area of Old Catton, this delightful two-bedroom property offers a thoughtfully designed layout, ideal for comfortable modern living.

Upon entering, you are greeted by a welcoming entrance hall leading to a convenient WC. The well-equipped kitchen provides a functional space for culinary creations, while the well presented lounge/diner serves as the perfect setting for relaxation and entertaining.

Upstairs, the property boasts two generously sized bedrooms, including a superb master bedroom complete with its own ensuite bathroom. A separate, stylish family bathroom adds further convenience, complemented by additional storage space.



“a superb master bedroom complete with its own ensuite bathroom”



Overview

- TWO BEDROOM HOME
- REFITTED KITCHEN
- LIGHT AND AIRY LOUNGE DINER
- FAMILY BATHROOM, EN SUITE PLUS GUEST WC
- ENCLOSED REAR GARDEN
- GARAGE WITH POWER AND LIGHT NEXT TO PROPERTY
- GAS COMBI BOILER REPLACED BY CURRENT OWNERS
- DOUBLE GLAZING THROUGHOUT
- WELL PRESENTED





Location

Old Catton is a Norwich suburb, which lies about two miles north-east to the centre of the city of Norwich. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. It is perfectly situated for enjoying the many attractions of Norwich, which include the Cathedral, The Forum, Norwich Castle and the city's famous covered market. Norwich also has a variety of good schools in both the private and public sectors.

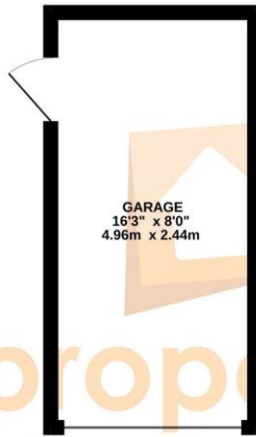
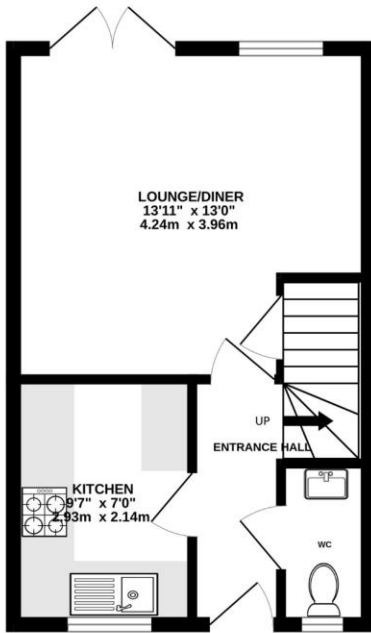


Outside

Externally, the home benefits from an enclosed rear garden and garage, with power and light, offering secure parking and extra storage. This property combines practicality and charm, making it a fantastic opportunity for homeowners and investors alike.

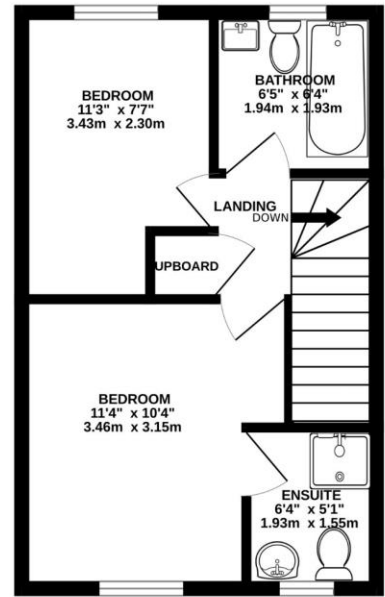
Don't miss the chance to make this wonderful home yours - schedule a viewing today!

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



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1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

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

Selling your home?

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



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