



## Brayfield Way, Norwich, NR6

A Chain Free Three Bedroom End Terrace House In Old Catton!

OFFERS IN EXCESS OF **£240,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# SPACIOUS PLOT - SOLAR-POWERED LIVING!

This end terrace home, offered with no onward chain, presents a fantastic opportunity for buyers looking to put their own stamp on a property! Benefiting from solar panels generating approximately £1,000 of income per year, the house occupies a slightly larger plot. The accommodation includes an entrance lobby, a spacious lounge/diner, kitchen, and a 16ft garage, while upstairs offers three well-proportioned bedrooms off the landing and a family bathroom. In need of some modernisation, this property holds excellent potential to become a comfortable family home!



**“garden proves fully enclosed and consists of a large patio area, mature trees, outdoor shed and wildlife pond”**



## Overview

- End Terrace House
- No Onward Chain
- Three Bedrooms
- Spacious Lounge/Diner
- Larger Plot In Cul-De-Sac
- Solar Panels Providing Approx. £1000 Income Per Year
- Shingle Driveway & 16ft Garage
- Private Side Access To Rear Garden
- Range Of Nearby Amenities In Popular Residential Suburb
- Opportunity To Further Improve/Reconfigure (STPP)



## Location

Brayfield Way in Old Catton offers a peaceful cul-de-sac setting just 3 miles north of Norwich city centre. The area boasts excellent local amenities, including a primary school, medical practice, veterinary surgery, dental surgery, and a range of privately owned businesses. Residents can enjoy nearby green spaces such as Catton Park, a Grade II listed public park. Public transport is readily available, with the Orange Line 21 bus service providing frequent connections to Norwich city centre and the Norfolk and Norwich University Hospital. The combination of amenities, green spaces, and transport links makes Brayfield Way an attractive location for families and professionals alike.



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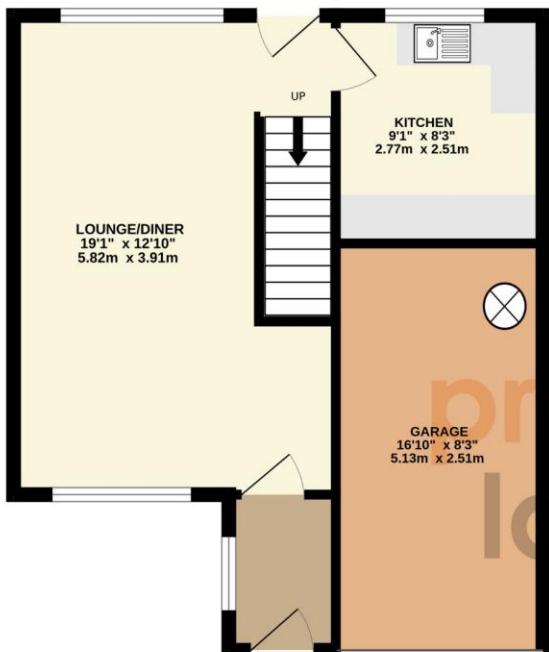


## Outside

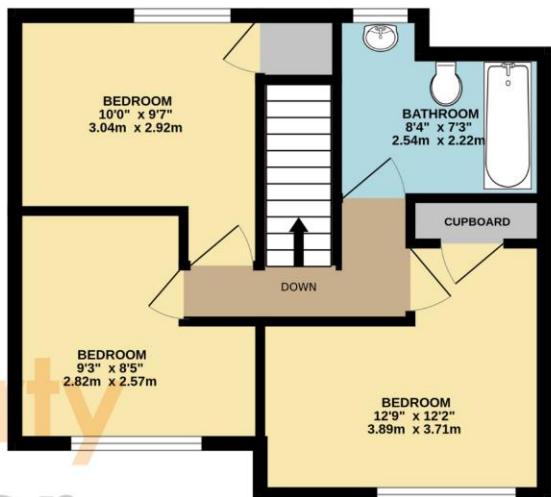
Outside, the property offers off road parking for two/three vehicles with its shingle driveway. The rear garden proves fully enclosed and consists of a large patio area, mature trees, outdoor shed and wildlife pond. The property benefits from useful side access to the garden, providing a second access point and additional storage space.

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



# property ladder



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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: BROADLAND DISTRICT 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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