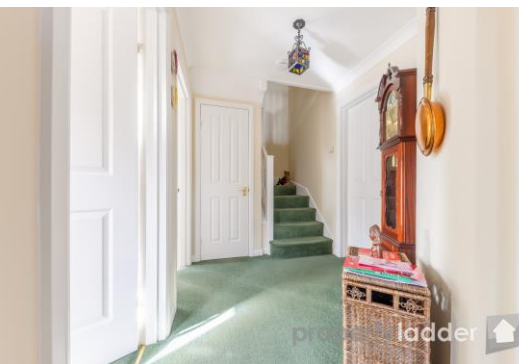


propertyladder



Lodge Farm Drive, Old Catton, NR6

Stylish Three Bedroom Detached Home In Sought-After Old Catton!

Asking Price Of **£325,000** Freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS LIVING & SOUTH-FACING GARDEN!

Located in the highly sought-after Lodge Farm area of Old Catton, this detached family home offers spacious, well-planned accommodation and a convenient, modern lifestyle.

The ground floor features a welcoming entrance hall, a cloakroom/WC, a generous living room perfect for relaxing or entertaining, a formal dining room, and a well-fitted kitchen offering excellent storage and workspace.

Upstairs, the principal bedroom benefits from its own en suite shower room, while two further bedrooms are served by a modern family bathroom.

“a South facing landscaped rear garden with artificial grass for easy maintenance”



Overview

- Generous Living Room With Bright, Open Feel
- Separate Formal Dining Room
- Modern Fitted Kitchen With Ample Storage
- Principal Bedroom With En Suite Shower Room
- Two Further Well-Proportioned Bedrooms
- Contemporary Family Bathroom
- Driveway Parking & Detached Garage
- Landscaped Rear South Facing Rear Garden With Artificial Lawn





Location

Old Catton is a well-regarded suburb just north of Norwich, offering a great blend of convenience and community. Local amenities include shops, schools, parks, and cafés, with regular public transport links into the city centre. The area also provides easy access to the Norwich Ring Road and the Northern Distributor Road, making commuting and travel simple. With its peaceful setting and excellent nearby facilities, Lodge Farm Drive is an ideal spot for families and professionals alike.



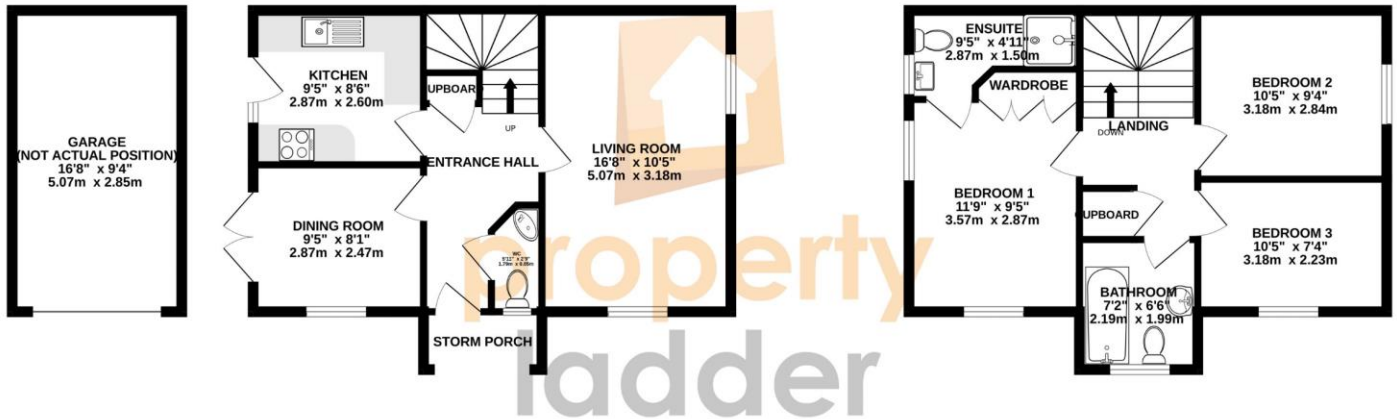
Outside

Outside, the property enjoys a South facing landscaped rear garden with artificial grass for easy maintenance, a driveway providing ample off-road parking, and a detached garage.

Offered with no onward chain, this attractive home represents a great opportunity for buyers seeking a smooth, hassle-free move in a well-connected and desirable location.

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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