



Lodge Farm Drive, Norwich NR6 7LP

welcome to

Lodge Farm Drive, Norwich

CALLING ON ALL FIRST TIME BUYERS OR SECOND HOME MOVERS! We are delighted to offer for sale this three-bedroom semi-detached home, benefitting from master ensuite and open plan kitchen/dining room. Furthermore, there is a downstairs wc, garage and off-parking. Viewing is recommended!



Accommodation

THIS WELL PRESENTED THREE SEMI DETACHED HOUSE is in the popular NR6 postcode of Old Catton just to the north of Norwich City Centre. It would make a perfect purchase for first time buyers or a family and further benefits from a low maintenance garden and parking for multiple vehicles.

Internally the accommodation comprises of entrance hall, kitchen/diner, living room, wc and storage to the ground floor. This is complemented to the first floor by three bedrooms off the landing one with ensuite facilities and the family bathroom.

Entrance Hall

Upvc external entrance door to side aspect, radiator and stairs to first floor landing.

Wc

Suite comprising wc, single wash hand basin with mixer taps and upvc double glazed window to side aspect.

Living Room

14' 4" + bay x 12' 5" (4.37m + bay x 3.78m)
Upvc double glazed bay window to front aspect, two radiators and internal doors opening to kitchen/dining room.

Kitchen/Dining Room

15' 6" x 10' 6" (4.72m x 3.20m)
A range of floor and base units with work surfaces over, upvc double glazed window to rear aspect, sink with mixer tap, electric cooker with four ring hob, integrated washing machine, dishwasher, breakfast bar, understairs storage cupboard and double patio doors opening to rear aspect.

First Floor Landing

Giving access to three bedrooms, ensuite, bathroom, storage cupboard, and upvc double glazed window to side aspect.

Bedroom One

12' 3" Max x 10' 1" Max (3.73m Max x 3.07m Max)
Upvc double glazed window to rear aspect, radiator, and door to ensuite.

Ensuite

Suite comprising wc, shower cubical, hand wash basin and heated towel rail.

Bedroom Two

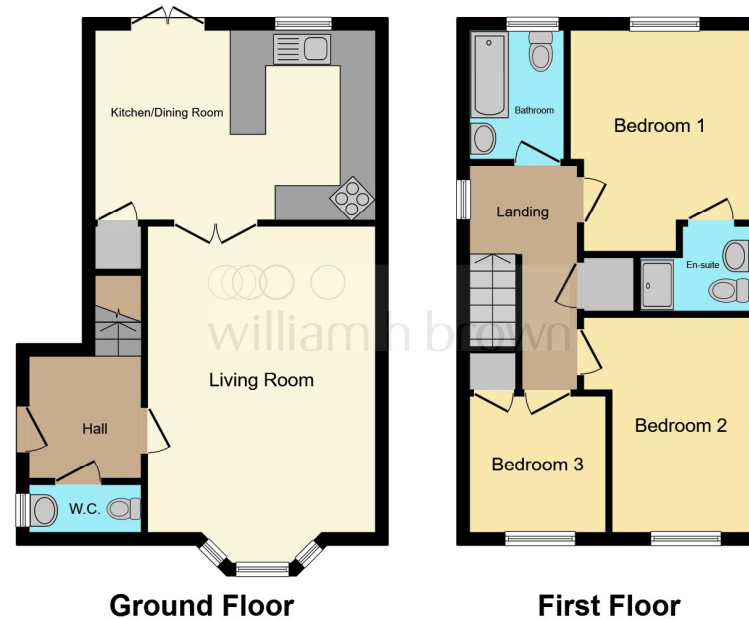
10' 8" x 9' 3" + door recess (3.25m x 2.82m + door recess)
Upvc double glazed window to front aspect and radiator.

Bedroom Three

7' 8" x 6' 8" (2.34m x 2.03m)
Upvc double glazed window to front aspect and radiator.

Bathroom

Suite comprising bath with shower over, wc, wash hand basin, heated towel rail and upvc double glazed window to rear aspect.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Lodge Farm Drive, Norwich

- Semi Detached House
- Three Bedrooms
- Master Ensuite + Bathroom
- Kitchen/Dining Room
- Downstairs Wc

Tenure: Freehold EPC Rating: D

£260,000



directions to this property:

Upon entering Old Catton from the Norwich direction proceed along St Faith's Road passing the Premier Store on your right-hand side until you reach the roundabout and turn left onto Repton Avenue. The next left-hand turn is Lodge Farm Drive where the property can be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102784 - 0004

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