



Three Corner Drive, Norwich - NR6 7HA



Three Corner Drive

Norwich

NO CHAIN. Situated in a quiet CUL-DE-SAC setting, this EXTENDED and IMPROVED DETACHED FAMILY HOME offers a SPACIOUS and REMODELED living space. Ideal for a growing family, the property is conveniently located within WALKING DISTANCE to LOCAL AMENITIES and BUS STOPS. Stepping inside, the HALLWAY ENTRANCE opens to the open plan KITCHEN/ DINING and SITTING ROOM, providing a modern touch, a perfect communal space. Additionally, a GROUND FLOOR W.C can be found from the hallway with a DOUBLE BEDROOM and shower next door. Heading upstairs, FOUR BEDROOMS can be found from the landing, well proportioned with a FAMILY BATHROOM located centrally. Externally, generous DRIVEWAY and GARAGE parking ensures convenience, whilst a PRIVATE and ENCLOSED GARDEN can be found to the rear.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Family Home
- Cul-De-Sac Setting
- In Excess of 1300 Sq Ft. (stms)
- Open Plan Kitchen/ Dining/ Sitting Room
- Five Bedrooms
- Generous Driveway & Garage Parking
- Walking Distance to Local Amenities & Bus Stops

You will find Old Catton to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and a local pub. The historic 70 Acre Catton Country Park is a distance away providing woodland walks to explore. Excellent public transport leads in and out of Norwich, along with a park and ride close by, and access to the NDR Broadland Northway.

SETTING THE SCENE

Set back from the road with a generous flagstone patio driveway and garage, side access can be found from a gate to the garden whilst an open porch leads to the main entrance.



THE GRAND TOUR

Stepping inside, the hallway entrance is light and bright with stairs rising to the first floor and plenty of space to store outdoor wear beneath, tiled flooring can be found underfoot for ease of maintenance. To the right, a usefully located W.C can be found adjacent to the ground floor bedroom. This double room enjoys a dual aspect with access out to the garden, wood effect flooring underfoot and a vanity sink in the corner with an inset shower found next to the door. Back to the hallway and straight ahead, the expansive open plan kitchen, dining and sitting room can be found. The 19' bay window fronted sitting room enjoys a front facing aspect from uPVC double glazed windows. Offering plenty of space for soft furnishings, making a perfect social space to entertain and relax. The kitchen and dining room is flooded with natural light from large windows and French doors opening to the garden. The kitchen itself offers a freestanding island with storage space and a wine rack beneath. Additionally, a range of wall and base storage units can be found with integrated oven, hob and extractor. Further undercounter space can be found for white goods.

Ascending the stairs to the carpeted first floor landing, loft access can be found above with doors opening to four well proportioned bedrooms. Two double bedrooms enjoy a front facing aspect with one currently used as a study space. Two further bedrooms can be found either side of the family bathroom, offering floor to ceiling tiling throughout, a large heated towel rail and a P-shaped bath with shower above and glass splashback.

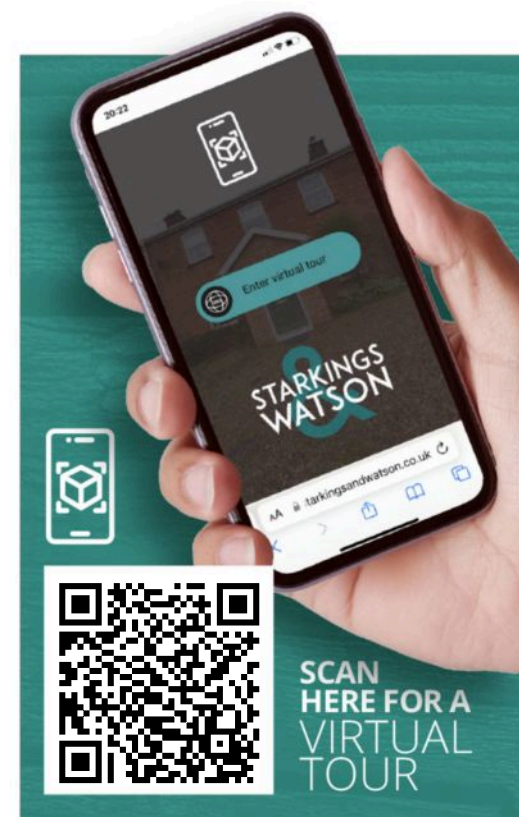
FIND US

Postcode : NR6 7HA

What3Words : [///rare.beats.submit](http://rare.beats.submit)

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

Stepping outside, French doors open to a brick weave patio and further flagstone patio. To the right, a wooden enclosed structure can be found with a storage shed and open storage space adjacent. The remainder of the garden is predominantly laid to lawn bordered with wooden sleepers and enclosed mature shrubs. To the end of the garden, a raised decking can be found offering space for outdoor furnishings to enjoy the summer months with a large fully functioning pond adjacent.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1325 ft²
123.2 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.