

## Beaufort Close, Norwich, NR6 6GA

A four bedroom semi detached townhouse with no onward chain

**£300,000 - £325,000**



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## Overview

- SEMI DETACHED TOWN HOUSE
- FOUR BEDROOMS
- ENSUITE TO MASTER, DOWNSTAIRS WC & FAMILY BATHROOM
- NO ONWARD CHAIN
- INTEGRAL GARAGE AND DRIVEWAY
- SPACIOUS LIVING ROOM AND DINING AREA
- ENCLOSED & PRIVATE GARDEN



**“with no onward chain, four bedrooms, ensuite and family bathroom, fitted kitchen this three storey home is a must see”**



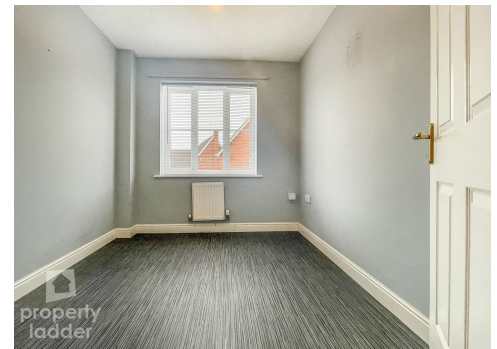
**\*LIFE ON THREE LEVELS!**  
Sold with no onward chain, this four bedroom semi detached townhouse offers space to accommodate for all of the family. Benefiting from an integral garage, ensuite to master bedroom and modern fitted kitchen, this family home is a must see in a popular Norwich suburb!





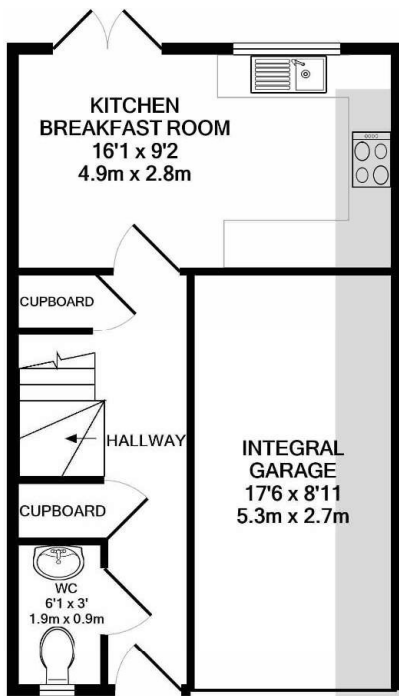
## Location

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.

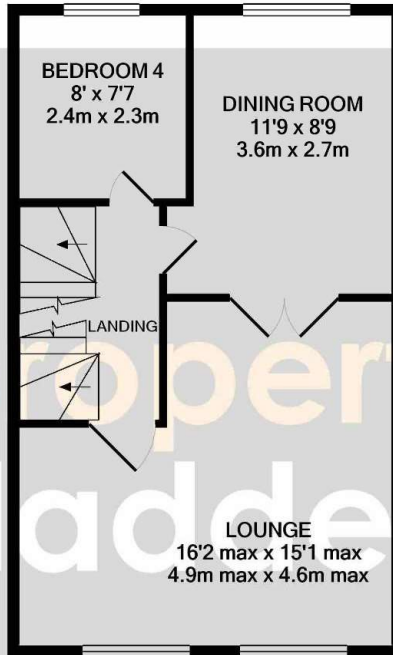


## Directions

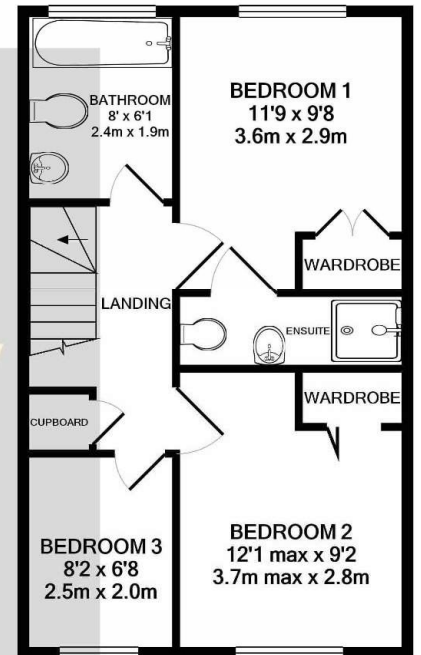
Leaving Norwich on the A140 towards Norwich Airport. At the traffic lights at the Tesco Metro turn right into Fifers Lane, follow road to the mini round about and take the first exit on to Heyford Road, follow road and take the second exit on your right on to Beaufort Close where the property can then be found on the left hand side and identified by the Property Ladder For Sale board.



GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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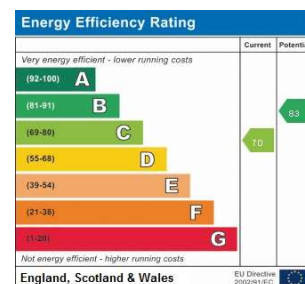


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