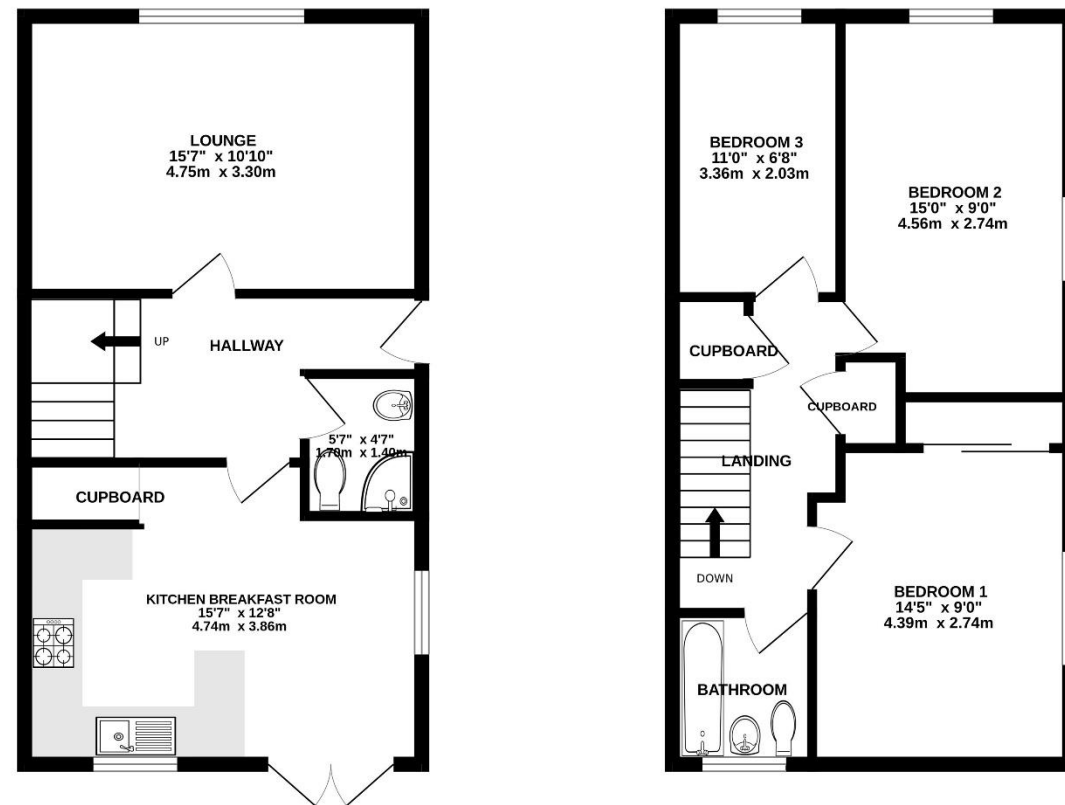


Desmond Drive, Old Catton  
£260,000 Freehold



GROUND FLOOR

1ST FLOOR



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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented End Of Terrace House
- Entrance Hallway
- Three Well Proportioned Bedrooms
- Modern Kitchen/Dining Room
- Spacious Sitting Room
- Bathroom & Separate Shower Room
- Generous Gardens
- Garage & Driveway
- Requested Location
- EPC Rating Tbc / Council Tax Band B



## Description

An attractive three bedroom end terraced home situated in a popular location within Old Catton.

Offered in modern condition throughout this great home also benefits from a converted garage and a low maintenance private rear garden. The accommodation comprises; entrance hallway with stairs rising to the first floor and doors which lead to all principal ground floor rooms. The sitting room is well proportioned and located to the front aspect of the home. To the rear there is an attractive kitchen/dining room which is perfect for entertaining and featured French doors which lead out to the rear garden. Fitted with a range of modern wall and base units, the Kitchen also benefits from a built in electric oven with hob above and a fridge freezer. There is also ample space for a dining table and a large storage cupboard.

Additionally, there is also a ground floor shower room with three piece suite which comprises a shower cubicle, low level WC and hand wash basin.

Upstairs there are three well proportioned bedrooms and a family bathroom with three piece suite.

## Outside

Outside the property benefits from a substantial garden which wraps around the property, to the front and side aspect the garden could be enclosed to offer further privacy.

To the rear there is a private garden which is low maintenance and benefits from artificial grass and a decking area. There is also access to the single garage which is currently being used as a storage area and home office.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax B

## Tenure

Freehold

## Agents Notes

There is a maintenance service charge of £35 pcm.

