

Ben Allman  
Estate & Letting Agents



179 West Acre Drive

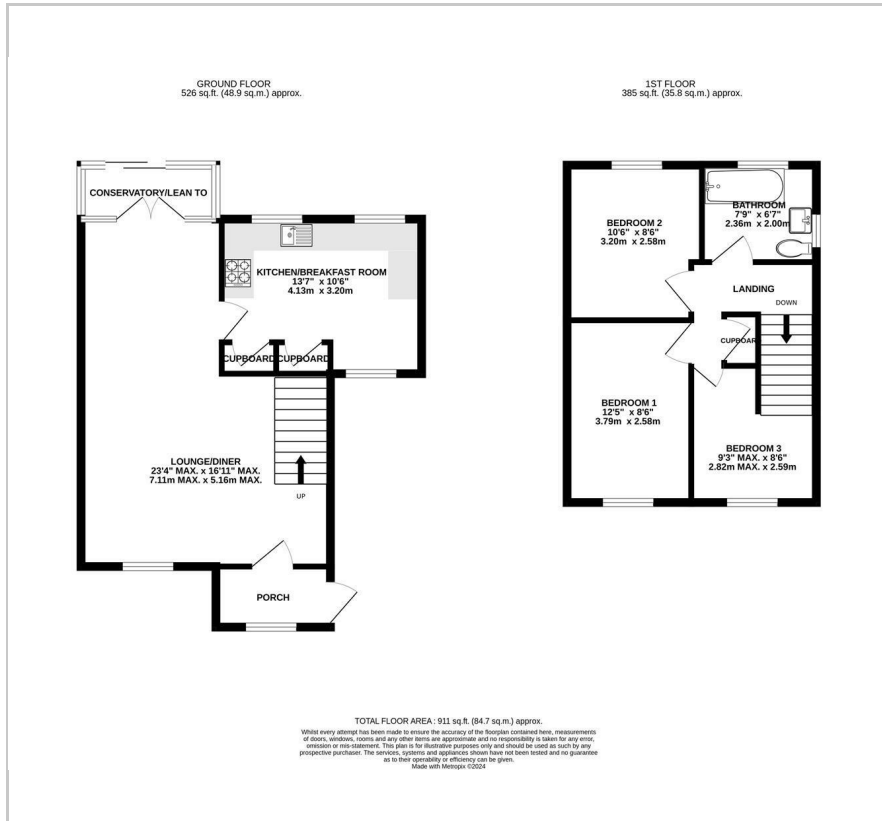
Old Catton, Norwich, NR6 7HX

Guide price £290,000





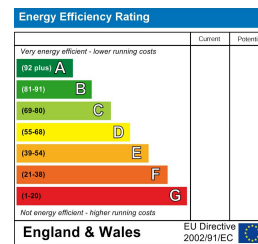
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Detached 1970's House
- Large 7.1m x 5.1m Sitting Room
- Porch Entrance
- Newly Fitted Bathroom
- Newly Laid Flooring Downstairs
- Generous Kitchen/Breakfast Room
- Boiler Installed In 2021
- Large Driveway
- Enclosed Rear Garden
- Double Glazed Throughout



An extended 1970's detached house situated down a quiet cul-de-sac, which has been improved by the current owners.

Inside, the house opens with a porch leading to a bright, expansive sitting and dining room, newly refreshed with updated flooring. The kitchen/breakfast room benefits from windows at both the front and rear, filling the room with natural light. A small conservatory or lean-to provides flexibility, usable as a cosy seating area or additional storage.

Upstairs there is a newly fitted bathroom with floor-to-ceiling tiles, and three bedrooms off-landing which has been recently redecorated.

Outside, the property boasts a large driveway, providing ample off-road parking. The enclosed rear garden offers a spacious, open area that serves as a blank canvas, inviting new owners to personalise and design it to their own taste and style

This home is ideal for anyone looking for a family home with both modern touches and the potential to further improve.



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