Ben Allman
Estate & Letting Agents
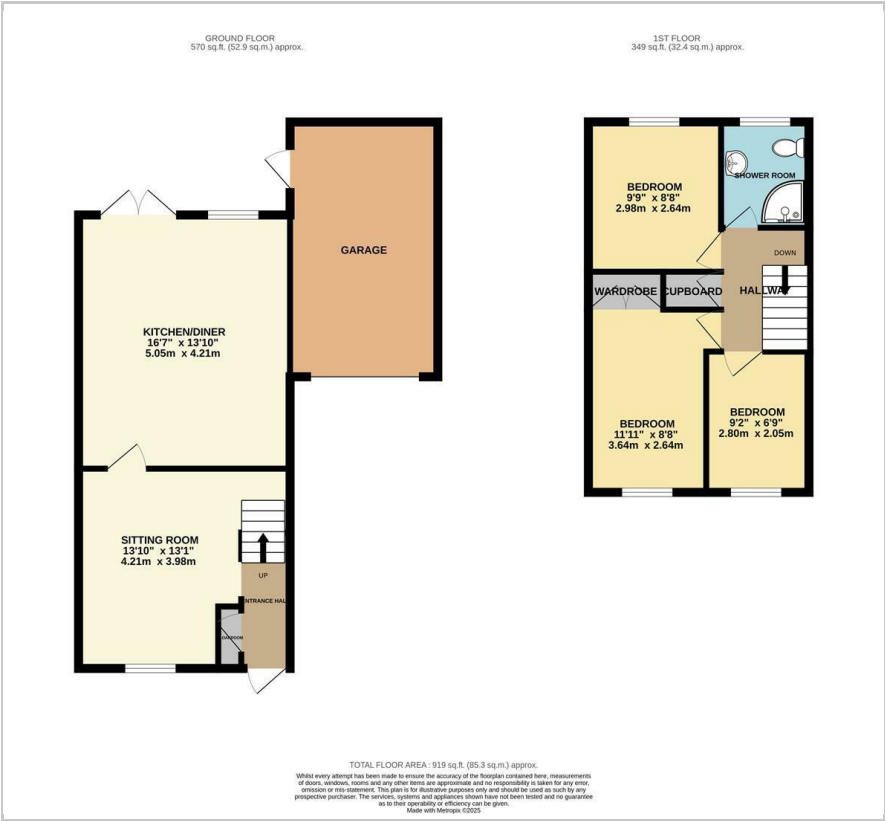
52 Edgefield Close

Old Catton, Norwich, NR6 7HP

Guide price £260,000
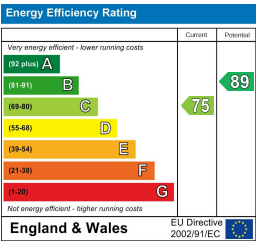
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Floor Plan

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

GARAGE

KITCHEN/DINER
16'7" x 13'10"
5.05m x 4.21m

SITTING ROOM
13'10" x 13'1"
4.21m x 3.98m

UP

ENTRANCE HALL

BEDROOM
9'9" x 8'8"
2.98m x 2.64m

SHOWER ROOM

WARDROBE | CUPBOARD | HALLWAY

DOWN

BEDROOM
11'11" x 8'8"
3.64m x 2.64m

BEDROOM
9'2" x 6'9"
2.80m x 2.05m

TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

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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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.

- No Onward Chain
- Garage And Driveway
- Three Bedrooms Off-Landing
- Upgraded By Current Owner
- Gas Central Heating Throughout

- Extended Kitchen/Diner
- Enclosed Rear Garden
- Modern First Floor Shower Room
- Cul-De-Sac Location
- Guide Price: £260,000 - £270,000

Guide Price: £260,000 - £270,000 Situated in a quiet cul-de-sac, this beautifully extended and upgraded three-bedroom semi-detached home offers modern living in a peaceful residential setting. The current owner has thoughtfully improved the property throughout, making it ideal for families, first-time buyers or those looking to upsize.

Upon entering the property, you are welcomed by an entrance hall leading into a bright and spacious sitting room featuring a stylish media wall. To the rear of the home, a large open-plan kitchen/diner, extended within the past 10 years, with patio doors opening out to the enclosed rear garden.

Upstairs, the property offers three well-proportioned bedrooms, all accessed from a central landing, along with a modern and well-finished shower room.

Externally, the home benefits from a private driveway and attached garage, providing ample off-street parking and storage. The manicured rear garden is partly laid-to-lawn with neat paving completing the ensemble. There is also convenient side access to the garage.

This is a fantastic opportunity to purchase a move-in ready home in a desirable and quiet location, close to local amenities, schools and transport links.

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