

Ben Allman
Estate & Letting Agents



21 Brayfield Way

Old Catton, Norwich, NR6 7ET

Guide price £275,000



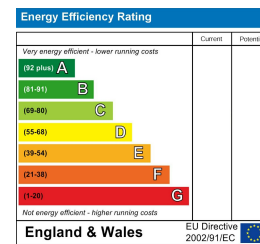
Floor Plan



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.

- Integral Garage With Power
- Shingled Driveway
- Porch Entrance
- Conservatory
- Approx 6m x 4m Sitting Room/Dining Room
- Three Bedrooms
- Double Glazed Throughout
- Gas Central Heating
- EPC - C (71)



An exceptionally well-presented 3 bedroom home set down a quiet close. The property has undergone an impressive transformation by the current owner, and we strongly advise internal viewings to appreciate the high-quality finish throughout.

The property benefits from 3 bedrooms upstairs and a modernised bathroom.

Downstairs, the property is approached via a gravel driveway, where you'll find an integral garage with power, and also a lawned area of garden. Enter the property through the porch, and this leads you to the large sitting room/dining room, finished with oak flooring. There is a modern kitchen and useful conservatory to the rear of the property.

To the rear, the property benefits from a well-tended and enclosed garden, mainly laid to lawn, with various shrubs decorating the border, a paved patio area and a shed.



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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