FREEHOLD







House - Semi-Detached (EPC Rating: C)

WEST ACRE DRIVE
OLD CATTON
NORWICH
NR6 7HX

Offers in excess of

£270,000

FEATURES

- Semi-detached house
- Three-bedroom
- Spacious sitting room
- Generous dining room
- Versatile garden room
- Modern fitted kitchen
- Modern family bathroom
- Separate first-floor WC
- Large driveway
- Private rear garden

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Ben Allman
Estate & Letting Agents

3 Bedroom House - Semi-Detached located in Old Catton

Set within a popular residential setting, this attractive three-bedroom semi-detached house offers well-proportioned accommodation, versatile living spaces and a generous rear garden. A large driveway to the front provides ample parking for multiple vehicles.

The property is welcomed by an entrance porch leading into a spacious and bright sitting room, offering excellent proportions for comfortable seating and entertaining. From here, the accommodation flows into the generous dining room, which comfortably accommodates a large dining table, with a useful serving hatch connecting to the kitchen.

The dining room leads into a versatile garden room, providing an additional living space with sliding doors opening directly onto the rear garden. An attractive opening with display shelving creates a visual connection through to the kitchen, enhancing the flow between the rooms.

The kitchen is a bright and characterful room, fitted with a comprehensive range of modern wall and base cabinets, generous worktop space and excellent storage. There is ample room for a large fridge and appliances, together with a useful storage cupboard. A side door provides convenient access to the side of the property and rear garden.

Stairs rise to a spacious first-floor landing, giving access to all three bedrooms, the separate WC and family bathroom. The primary bedroom is a large, bright double room with excellent proportions, while bedroom two is another generous double benefiting from large windows and plenty of natural light. Bedroom three is a further well-sized and versatile room, ideal as a child's bedroom, guest room or home office.

The modern family bathroom features a large bath with overhead shower and wash basin, complemented by a separate WC.

Outside, the rear garden offers a paved patio area, ideal for outdoor furniture and entertaining, leading onto a lawned section. A large shed provides useful additional storage, while the garden creates a space to relax and enjoy.

ENTRANCE PORCH

The property is approached via a practical entrance porch, providing a welcoming first point of arrival and useful space for coats, shoes and everyday items. From the porch, an open archway leads directly into the spacious sitting room, creating a seamless transition into the main living accommodation.

SITTING ROOM

16'11" x 11'0"

The sitting room is a particularly spacious and bright reception room, providing an inviting environment for both relaxing and entertaining. A large front-facing window allows natural light to fill the room, while the generous floor area offers considerable flexibility for arranging sofas, occasional furniture and additional pieces. The room has a comfortable, homely feel and provides an excellent first impression of the property's well-proportioned accommodation. From here, the layout flows naturally through towards the dining room.

DINING ROOM

8'0" x 9'0"

The dining room is a generous and versatile space, comfortably large enough to accommodate a substantial dining table and a full complement of chairs, making it ideal for family meals and entertaining. A serving hatch provides a useful connection with the kitchen, allowing food and drinks to be easily served between the two rooms. The room also benefits from views and access towards the garden room, creating a particularly sociable arrangement across the ground floor.

GARDEN ROOM

8'0" x 8'0"

The garden room provides a wonderful additional reception space and is one of the property's most versatile features. Sliding doors open directly onto the rear garden, creating a strong connection between the interior and exterior and allowing the room to work particularly well during the warmer months. An attractive opening with integrated display shelving looks through towards the kitchen, adding character while maintaining the sense of openness between the adjoining spaces. The room could be used as a family room, reading area, home office or informal entertaining space.

KITCHEN

11'0" x 7'0"

The kitchen is a bright and characterful room, combining a modern finish with excellent practicality. A comprehensive range of wall and base cabinets provides generous storage, complemented by ample worktop space for preparation and everyday cooking. There is plenty of room for a large freestanding fridge alongside a range of additional appliances, while a useful storage cupboard provides further capacity. The kitchen benefits from a pleasant outlook towards the garden room and dining area, while a side door gives direct access to the side of the property and onwards to the rear garden.

FIRST FLOOR LANDING

The spacious first-floor landing provides access to all three bedrooms, the separate WC and family bathroom. Its generous proportions create a comfortable transition between the rooms, while the central position makes the upstairs accommodation particularly practical and easy to navigate.

PRIMARY BEDROOM

11'0" x 9'0"

The primary bedroom is a generous double bedroom with excellent proportions and a bright, welcoming atmosphere. The substantial floor area provides plenty of space for a large bed, bedside furniture, wardrobes and additional bedroom furnishings, while the window allows natural light to brighten the room. Its size and versatility create a comfortable principal bedroom with scope for a variety of layouts.

BEDROOM TWO

8'0" x 11'0"

Bedroom two is another well-proportioned double bedroom, benefiting from large windows which provide an excellent amount of natural light. The generous dimensions allow plenty of space for a double bed, storage furniture and additional furnishings, making this an ideal second bedroom, guest suite or comfortable retreat for a family member.

BEDROOM THREE

8'0" x 8'0"

Bedroom three is a further well-sized and versatile room, offering considerably more flexibility than a typical single bedroom. The space could comfortably accommodate a single bed and storage furniture, while also lending itself particularly well to use as a child's bedroom, guest room, dressing room or dedicated home office.



















FAMILY BATHROOM

The modern family bathroom is well appointed and designed for practical everyday use. The room features a large bath with an overhead shower, providing the flexibility of both a relaxing bath and convenient showering, together with a wash basin and WC. The contemporary finish creates a clean and comfortable space serving all three bedrooms.

WC

Conveniently positioned off the first-floor landing, the separate WC provides an additional facility for residents and guests. Its location away from the main bathroom is particularly practical for busy family living and adds further functionality to the upstairs accommodation.

OUTSIDE

To the front of the property, a substantial driveway provides generous off-road parking for multiple vehicles, offering excellent practicality for both residents and visitors. Gated side access leads through to the rear garden, which provides a well-balanced combination of paved patio and lawned areas. The patio creates an ideal setting for outdoor furniture, alfresco dining and entertaining, while the lawn offers additional space for children, pets or simply enjoying the garden. A large shed provides valuable additional storage for gardening equipment, tools and outdoor belongings, completing a practical and attractive outside space.

LOCATION

West Acre Drive is situated within a popular residential area of Norwich, offering convenient access to a range of local amenities, shops, schools and everyday facilities. The property is well placed for access to Norwich city centre and surrounding areas, with excellent road links nearby providing convenient connections for commuters and further afield.

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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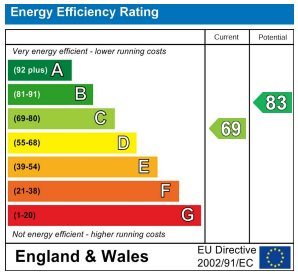
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