



Ives Road, Norwich NR6 6DU

welcome to

Ives Road, Norwich

William H Brown is delighted to present this charming three-bedroom semi-detached residence, perfectly positioned in the highly sought-after Norwich location of Old Catton. Designed for contemporary family life, the home immediately impresses upon entry with its adaptable and spacious ground floor.



Accommodation

William H Brown is delighted to present this charming three-bedroom semi-detached residence, perfectly positioned in the highly sought-after Norwich location of Old Catton. Designed for contemporary family life, the home immediately impresses upon entry with its adaptable and spacious ground floor. The layout flows seamlessly, revealing two reception rooms, one of which is an expansive living room, a central hub ideal for entertaining guests or everyday family gatherings. Ascending to the first floor, residents will find three well-proportioned bedrooms complemented by a clean, modern family bathroom.

Practicality is assured throughout the property with the inclusion of efficient gas central heating and double-glazed windows. Furthermore, the exterior excels in convenience and appeal: the front boasts substantial off-street parking facilities for multiple vehicles, while the rear offers a truly delightful, private garden, serving as a perfect outdoor retreat or space for alfresco dining. This property combines superb location benefits with comfortable, functional living, making it an unmissable opportunity for prospective homeowners.

Entrance Hall

External entrance door and window opening to front aspect, storage cupboard, radiator, stairs to first floor landing and doors opening to living room, kitchen, and shower room.

Shower Room

Suite comprising shower cubical, extractor fan, wc, wash hand basin, and upvc double glazed window to front aspect.

Living Room

Radiator, upvc double glazed window to rear aspect and double-glazed patio doors opening to conservatory.

Conservatory

Of upvc construction on a brick base, with double doors opening to rear garden.

Kitchen

A range of wall and base units with work surfaces over and tiled splash backs, plumbing for dishwasher and washing machine, 1 1/2 bowl sink and drainer, space for free standing oven and hob with extractor hood over, space for American style fridge freezer, and upvc double glazed window to front aspect.

First Floor Landing

Giving access to three bedrooms, and bathroom, carpeted, storage cupboard and further cupboard housing gas fired central heating boiler, loft hatch with pull down ladder and lighting.

Bedroom One

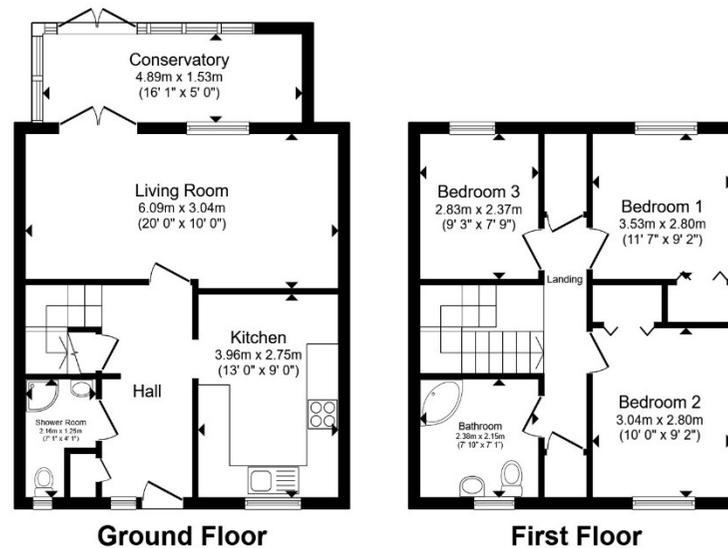
Upvc double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Two

Upvc double glazed window to front aspect, built in wardrobe, carpeted and radiator.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.



Total floor area 90.7 m² (977 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Ives Road, Norwich

- Three Bedroom Semi Detached House
- Downstairs Shower Room + First Floor Bathroom
- Full Fibre Broadband Ideal For Working From Home
- Conservatory
- Highly Sought-After Location Of Old Catton

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£260,000



directions to this property:

From Norwich International Airport in Hellesdon, head in the direction of Norwich City and take the left-hand turn into Fifers Lane. Proceed until reaching the roundabout and turn right onto Ives Road. The property can be found after the turning for Rosebay Close on the left-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103373 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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