



6 Ernest Drive, Norwich

Offers Over £425,000

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6 Ernest Drive

Norwich

A beautifully presented and comprehensively fully renovated detached family home, further enhanced by the addition of solar panels, ideally situated within the highly regarded suburban village of Old Catton. The property has been extensively refurbished throughout to a high standard, offering contemporary and energy-efficient family living.

Set back from the road and partially screened by low natural hedging, the property is approached via a brick-weave driveway providing off-road parking and access to an integral garage.

The home has been thoughtfully reconfigured to suit modern lifestyles. A welcoming entrance hallway leads to a cloakroom and a stylish, modern lounge, enhanced by decorative panelling and a refined finish.

At the heart of the home lies the impressive open-plan kitchen/dining room, newly fitted with a range of contemporary cabinetry and centred around a striking large kitchen island, perfectly suited to both entertaining and everyday family life.



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This exceptional space flows seamlessly into a versatile playroom, offering a highly desirable additional reception area. Bi-folding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is further complemented by a separate utility room with space for washing/dryer appliances. To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with a contemporary en suite shower room. A stylish, newly fitted family bathroom serves the remaining bedrooms, completing the accommodation.

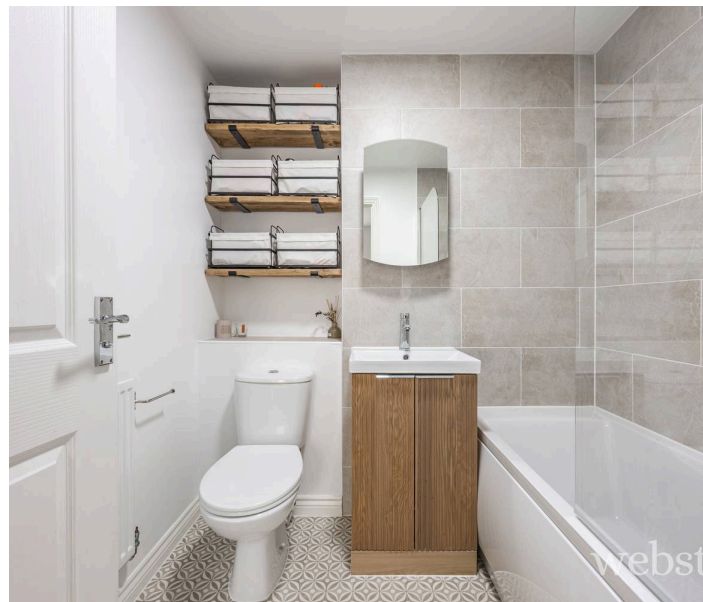
To the rear, an attractive timber decked terrace offers as perfect relaxation spot, or as an excellent space for outdoor entertaining, and extends onto an enclosed garden laid predominantly to lawn, complemented by a patio area and ample space for children to play, making for a superb rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



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- Impressive contemporary kitchen/dining room fitted to a high specification
- Versatile living space, accommodation over 1200 sq/ft
- Expansive bi-fold doors opening onto the rear terrace, ideal for indoor-outdoor living
- Beautifully presented throughout with a modern, elegant finish
- Two newly fitted bathrooms, finished to a high standard
- Principal bedroom with en suite shower room
- Landscaped rear garden, well-suited to entertaining and family life
- Situated within a quiet, well-regarded residential setting in Old Catton



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GARDEN

At the rear, a charming timber-decked terrace provides an inviting space that is perfect for both relaxing and entertaining outdoors, offering a seamless transition from the interior living areas. This attractive terrace leads onto a fully enclosed garden, which is predominantly laid to lawn, creating a sense of openness and plenty of usable space. The garden is further enhanced by a well-positioned patio area, ideal for al fresco dining or seating, while also offering ample room for children to play safely. Altogether, this creates a superb and highly versatile outdoor setting, well suited to both family life and social gatherings.

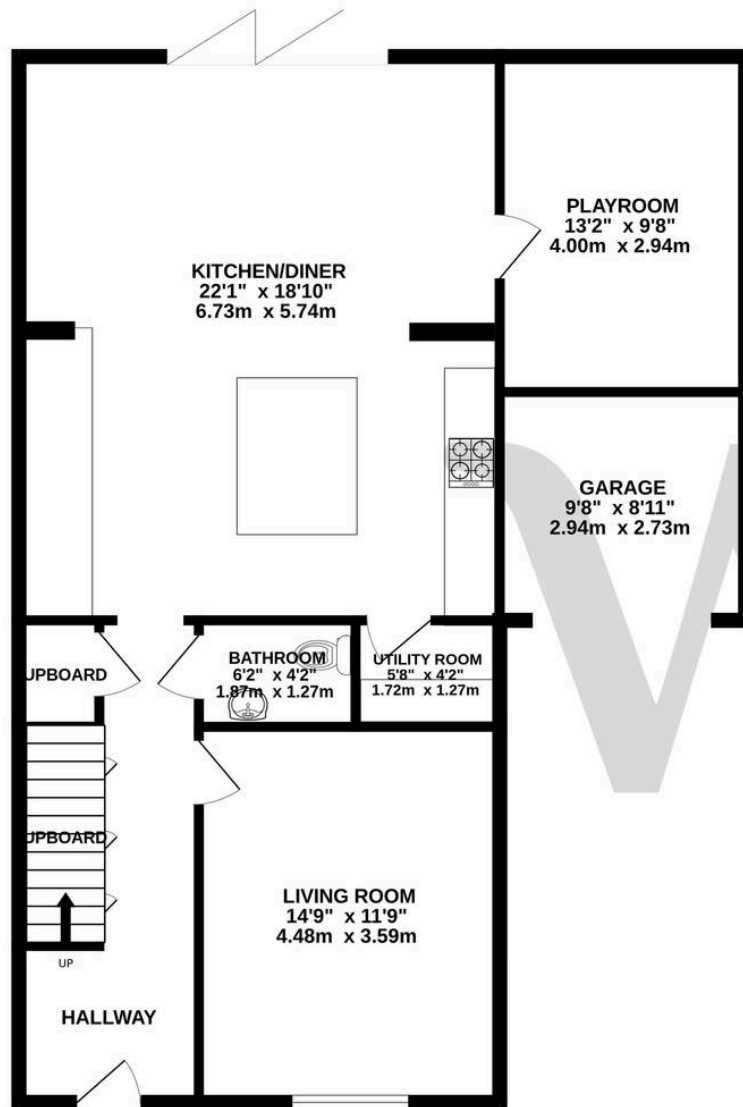
GARAGE

Double Garage

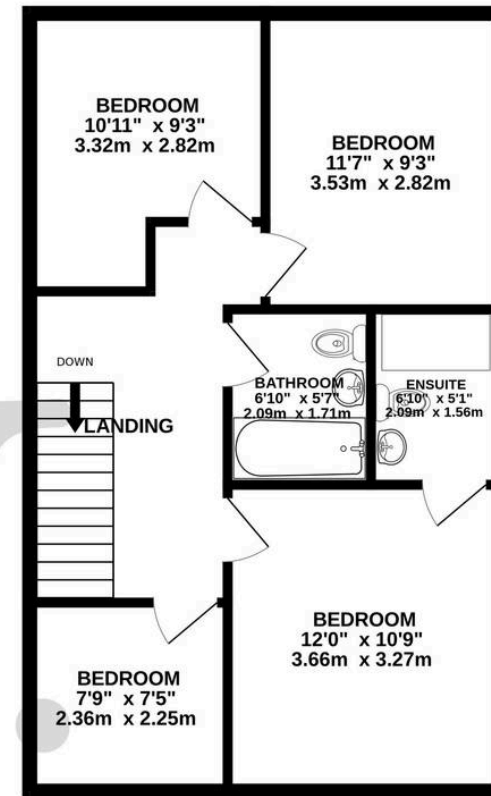
Private parking for 2 vehicles comfortably.



GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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