

propertyladder



Brayfield Way, Norwich, NR6

Stylish Two-Bed Mid Terrace In Sought-After Old Catton!

GUIDE PRICE £230,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

PERFECT START WITH MODERN FLAIR IN CATTON!

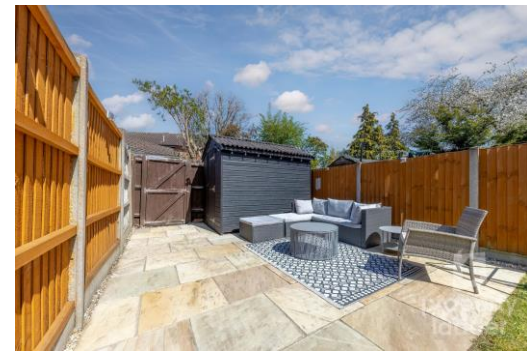
Tucked away in the ever-popular suburb of Old Catton, this well-presented two bedroom mid terrace home offers the perfect blend of modern living and everyday convenience—ideal for first-time buyers or those looking to step onto the ladder in style.

The property welcomes you via an entrance porch, leading into a bright and comfortable living room—perfect for relaxing or entertaining. To the rear, a modern kitchen/dining room provides a great social space, with ample room for dining and direct access out to the garden.

Upstairs, you'll find two well-proportioned bedrooms along with a contemporary white bathroom suite with shower, all presented in clean, neutral tones ready to move straight into.



“Another great feature is the handy garden shed with power”



Overview

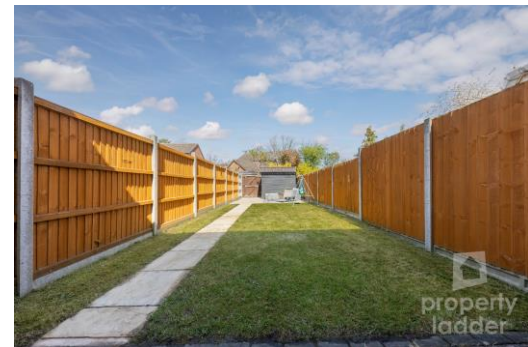
- Mid Terrace House
- Two Bedrooms
- Ideal First Time Buy Or Investment
- Bright, Modern Interiors Throughout
- Stylish Kitchen/Dining Room
- Comfortable Living Room
- Contemporary White Bathroom Suite
- Garage & Parking
- Gas Central Heating





Location

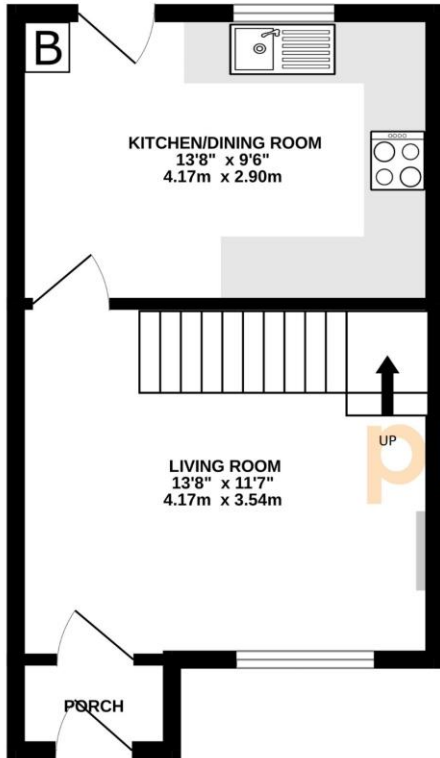
Old Catton remains one of Norwich's most popular residential areas, offering the perfect balance of suburban peace and city convenience. With a great selection of local shops, supermarkets, schools, and parks nearby, everything you need is within easy reach. Norwich City Centre is just a short drive



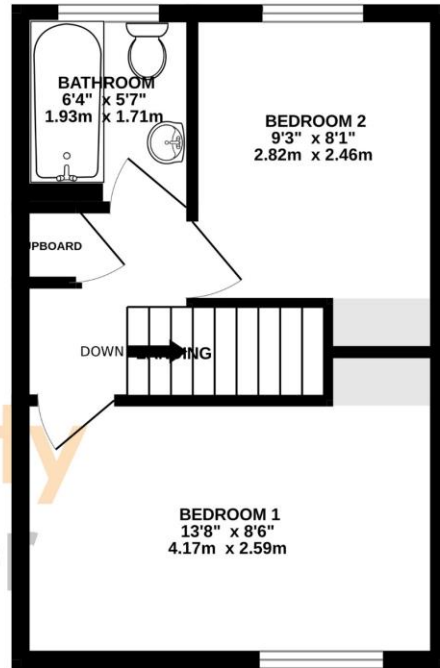
Outside

Outside, the enclosed rear garden is mainly laid to lawn with a patio area—ideal for summer evenings or low-maintenance outdoor living. Another great feature is the handy garden shed with power. The property also benefits from a garage located in a nearby block, along with shared off-street parking adjacent to the en-bloc garages, gas central heating, and double glazing throughout.

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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