

23 Marauder Road
Norwich
NR6 6HD



ATTIK
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23 Marauder Road

Offers In Excess Of £280,000

The spacious 3 bed/3 storey home...

Set in a quiet, leafy corner of the ever-popular Old Catton, just a short hop from the vibrant heart of Norwich, this immaculately presented three-storey townhouse offers refined living in a wonderfully peaceful setting.

Positioned opposite a pretty green, the home enjoys an enviable outlook and a sense of tranquillity rarely found so close to the city. The surroundings are delightfully calm, with tree-lined streets, well-kept gardens, and a strong sense of community – all within easy reach of local amenities, schools, and transport links.

Step inside and you'll find a home that's been lovingly maintained and thoughtfully arranged. On the ground floor, a welcoming hallway provides storage and a cloakroom, while to the front sits a modern, well-equipped kitchen with integrated appliances, space to dine, and views across the green – the perfect spot for your morning coffee.

To the rear, the spacious living and dining room is bathed in natural light, with tasteful finishes, clever understair storage, and French doors that open out to the garden. Whether you're hosting friends or enjoying a quiet evening in, this is a room that adapts effortlessly to modern life.

On the first floor, two generously sized bedrooms provide flexibility for family, guests or home working. One is currently used as a gym, the other benefits from a wall of fitted wardrobes and a peaceful rear aspect. A well-appointed family bathroom completes this level.

Upstairs, the top floor is dedicated to a truly impressive principal suite. The main bedroom is light-filled and spacious, with ample room for a desk or dressing area. Adjoining this, you'll find a fabulous walk-in wardrobe and a smart shower room – a private sanctuary at the top of the house.

Throughout, the property is presented in turn-key condition – stylish, practical, and full of natural light.

The south-facing garden itself is a charming retreat – complete with decking, established planting (yes, even a palm tree!), and gated access to the private garage and parking space beyond.

All of this, just a short drive or cycle from Norwich city centre, with its bustling market, historic architecture, cultural hotspots and fast rail links to London. Closer to home, Old Catton offers excellent amenities, schools, green spaces and that ever-desirable village feel – all while keeping you connected.

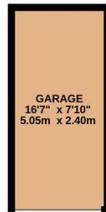
Agents notes...

A pre-recorded walkaround tour is available for this property

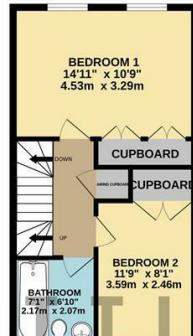
Garage is leasehold. Service Charge of £56 p/a applies



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not be used as a plan by any prospective purchaser. The vendor and agent accept no responsibility for any inaccuracies and no guarantee is given as to their operability or efficiency can be given.
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Local Authority
Norwich

Council Tax Band
C

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	85
	(81-91)	B	75
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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