

Ben Allman
Estate & Letting Agents



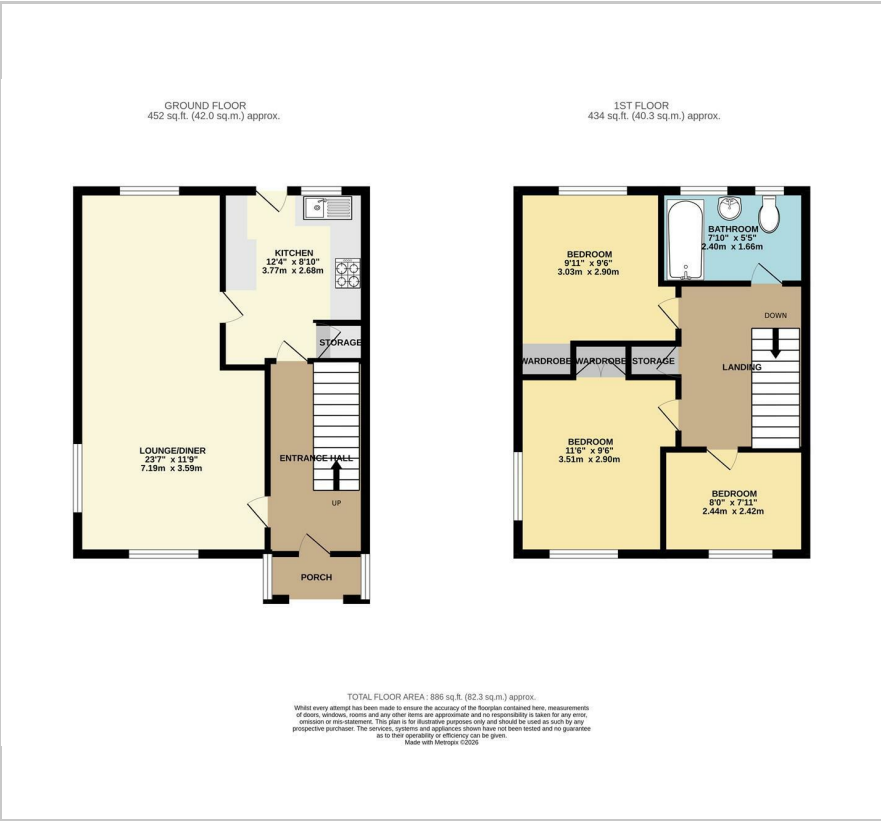
21 Woodham Leas

Old Catton, Norwich, NR6 7EE

Offers in excess of £270,000



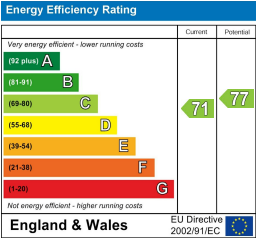
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £270,000 - £280,000
- Corner Plot With Wrap-Around Garden And Further Front Gardens
- Large Sitting Room/Dining Room
- Potential To Extend (STPP)
- Hive-Controlled Gas Central Heating
- Excellently Presented 1970's Semi-Detached House
- Garage To Rear With Direct Access And Parking. Two Additional Parking Spaces Created With Gravel Driveway At The Front Of The Property
- Excellently Situated Within A Popular Residential Area Nearby To Local Amenities
- Three Bedrooms And Modern Bathroom Off-Landing



Tucked away in a desirable and quiet cul-de-sac position, this well established three bedroom semi detached home is ideally suited to first time buyers or families looking for a comfortable and well located property.

The accommodation is well proportioned and includes an inviting entrance hall with stairs rising to the first floor, a bright double aspect lounge/diner and a fitted kitchen with direct access to the rear garden.

Upstairs, the first floor offers three bedrooms and a bathroom accessed from the landing, creating a practical layout for family living. The property further benefits from double glazing and gas central heating throughout.

One of the standout features of this home is the generous and well maintained wrap-around garden. The front garden is arranged with raised vegetable beds, while the side and rear gardens enjoy a combination of lawn, patio areas, and established shrub and flower borders.

Parking is well catered for with a driveway and garage located to the rear providing secure off road parking, in addition to a gravelled, double driveway at the front of the property.

The vendors have already found their onward purchase through ourselves.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.