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## Longe Road, Norwich, NR6 7JD

A Three Bedroom Semi Detached Family Home!

**GUIDE PRICE £250,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# HOME WITH A GARDEN RETREAT!

A semi-detached home, situated in the suburb of Old Catton offering an excellent wooden garden cabin! Upon entering the house, you are welcomed into an entrance lobby leading to a spacious living room. The kitchen features ample storage and worktop space, seamlessly connecting to the ground floor bathroom for added convenience. Furthermore, the ground floor has the useful addition of a conservatory. Upstairs, the property boasts three well-proportioned bedrooms, all accessed via a central landing. The master bedroom benefits from built-in wardrobes, providing practical storage while maintaining the room's generous size.



“The kitchen features ample storage and worktop space”



## Overview

- Semi Detached House
- Three Bedrooms Off Landing
- Wooden Garden Cabin
- Ample Off Road Parking
- Ground Floor Bathroom
- Large & Enclosed Rear Garden
- Conservatory
- Suburb Of Old Catton







## Location

Old Catton is a Norwich suburb, which lies about two miles north-east to the centre of the city of Norwich. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. It is perfectly situated for enjoying the many attractions of Norwich, which include the Cathedral, The Forum, Norwich Castle and the city's famous covered market. Norwich also has a variety of good schools in both the private and public sectors.

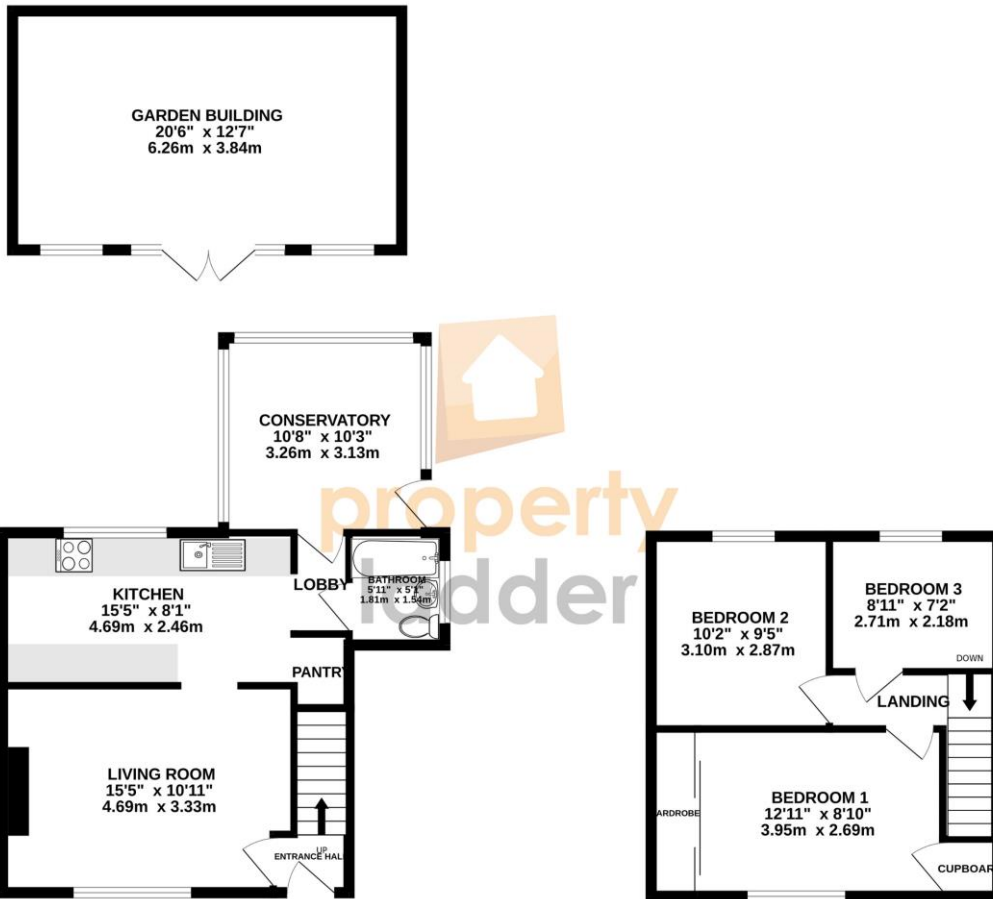


## Outside

This property boasts a large shingle driveway at the front, offering ample off-road parking for multiple vehicles. The rear of the house features an expansive, enclosed garden that stretches impressively, providing a private outdoor space. At the far end of the garden stands a substantial wooden garden cabin, a versatile addition that can be used as a home office, studio, or additional storage, enhancing the property's functionality and appeal. The garden is mostly laid to lawn, with a useful patio area.

GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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

TBC

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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