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Lodge Farm Drive, Norwich, NR6 7LP

Stylish Two Bedroom Semi Detached House!

GUIDE PRICE £250,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

EXCELLENT FIRST TIMER HOME!

Located within a popular development of Old Catton, this semi-detached home has been thoughtfully updated by its current owner and therefore, offered in turn key condition.

The property features an entrance lobby, a spacious living room, and a modern kitchen-diner. Upstairs, there are two double bedrooms, including a master with built-in wardrobes, and a contemporary shower room.



“updated by its current owner and therefore, offered in turn key condition”



Overview

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- MODERN KITCHEN DINER
- QUITE CUL-DE-SAC SPOT IN DEVELOPMENT
- ENCLOSED REAR GARDEN
- MODERN SHOWER ROOM
- IDEAL FIRST HOME IN 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.

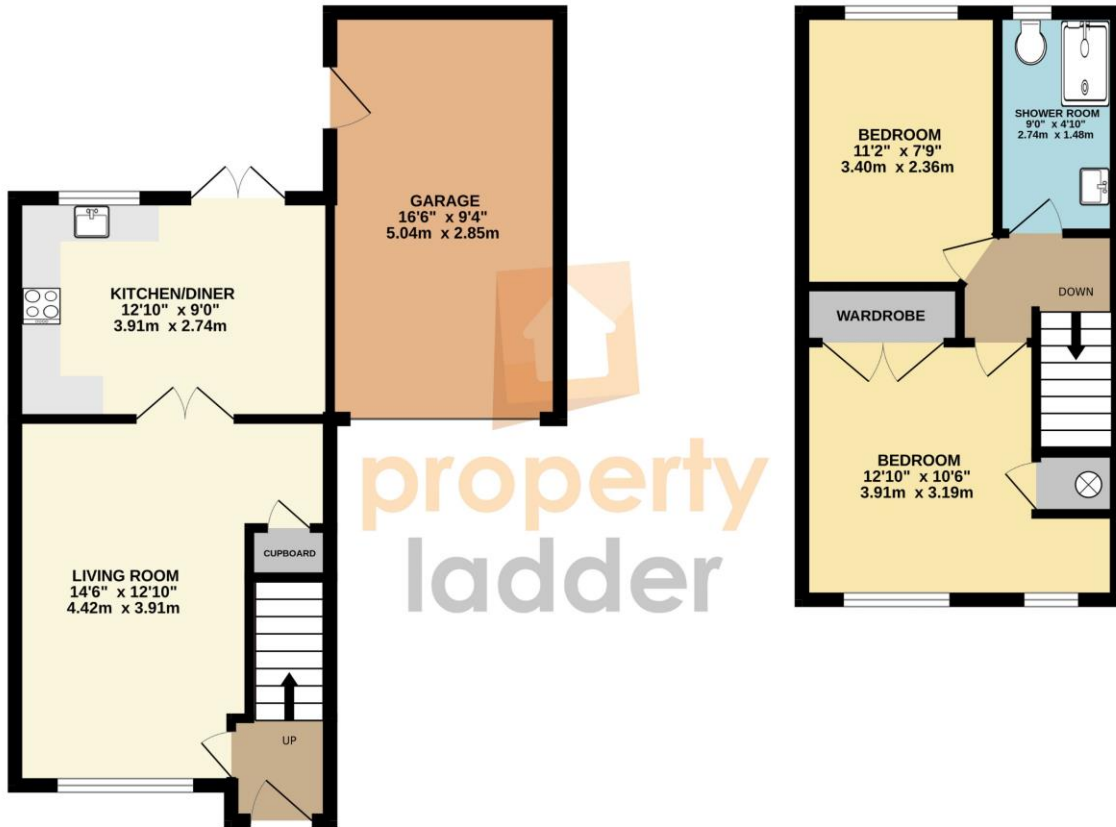


Outside

The rear garden proves low maintenance and non overlooked, consisting of a decking area, laid lawn and a convenient outdoor shed. The property benefits from its own private driveway and attached garage, that can be accessed from both the rear garden and main garage shutter.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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		96 A
81-91	B	84 B	
69-80	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, MAINS GAS

Selling your home?

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

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