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Mansel Drive, Norwich, NR6 7NB

An Extended Four Bedroom Detached Home!

GUIDE PRICE **£425,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

EXCEPTIONAL HOME WITH VERSATILE CHARM!

With a thoughtfully designed layout, the property includes a spacious ground-floor bedroom complete with an adjoining shower room, offering the potential for an independent annex or ideal guest suite.

Upstairs, you'll find three generously sized bedrooms, all offering plenty of space and natural light, perfect for growing families. There is also a well-appointed family bathroom. The two reception rooms provide ample space for both formal and informal gatherings. The larger of the two features an attractive corner window, with a raised ceiling and a lovely wood burner.



“the potential for an independent annex or ideal guest suite”



Overview

- FOUR BEDROOMS
- USEFUL GROUND FLOOR BEDROOM WITH EN SUITE
- ANNEXE POTENTIAL
- TWO GENEROUS RECEPTION ROOMS
- UTILITY ROOM
- INTEGRAL GARAGE
- LARGE MATURE PLOT
- POPULAR LOCATION
- MUST BE SEEN!



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.

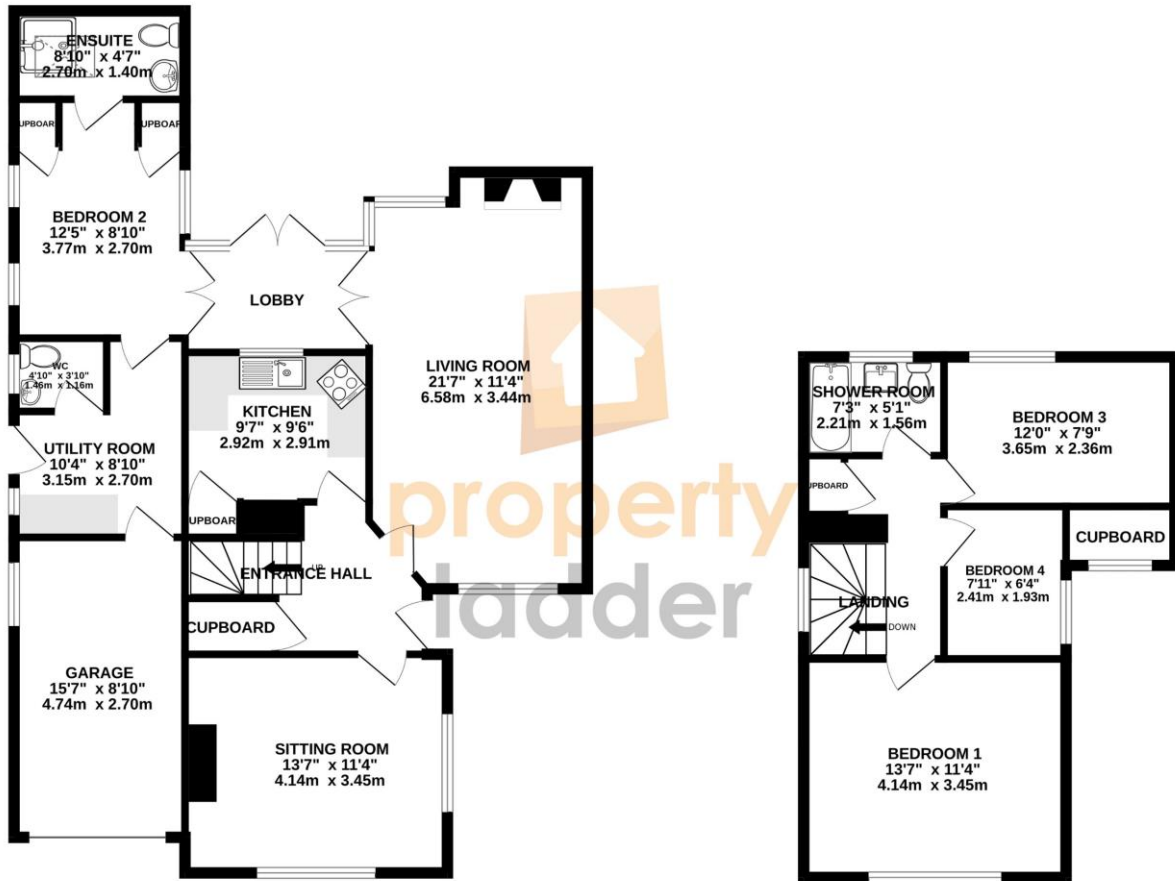


Outside

At the rear, the beautifully landscaped garden offers a peaceful retreat with a variety of features. The fully enclosed space provides both privacy and security, perfect for families or those looking to enjoy outdoor living. A charming summer house and shed offer additional storage and potential for hobbies or relaxation, while the well-maintained lawn area provides a perfect place for children to play or for gardening enthusiasts to indulge. A paved patio area offers an ideal spot for al fresco dining or simply unwinding, while mature shrubs and vibrant flower beds add a touch of colour and charm.

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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

EPC - TBC

COUNCIL TAX BAND: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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98 Crostwick Lane, Spixworth, NR10 3NQ



T 01603 898100

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