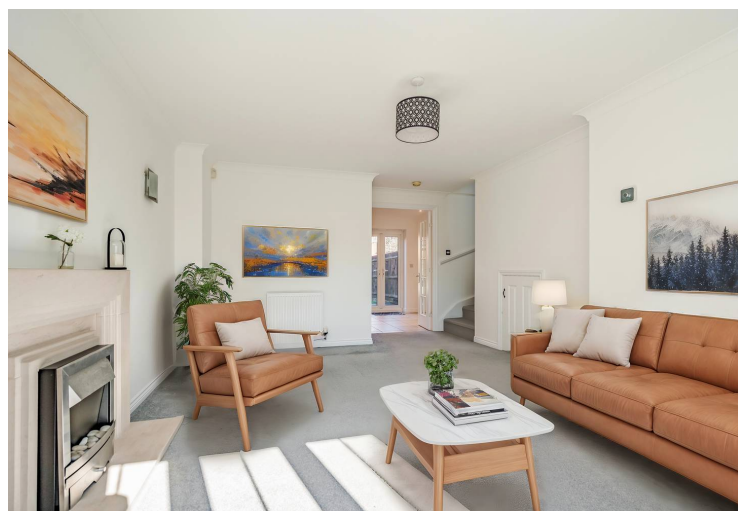




2 Mountbatten Drive, Norwich

OIRO £325,000 Freehold

Introducing this stunning 4-bedroom semi-detached house, impeccably maintained and nestled on a private road. Offering a contemporary living experience, this property is move-in ready for you to personalise and make your own. This property presents a unique opportunity to own a beautifully presented and much improved Taylor Wimpey 2012-built home.

Location

Situated in a prime residential area, Mountbatten Drive, Norwich offers an enviable blend of suburban tranquillity and city convenience. Located in the popular NR6 postcode, this sought-after address provides easy access to Norwich city centre, the bustling retail hubs of Anglia Square and Castle Quarter, and key transport links including the A140 and Norwich International Airport. The area is well-served by excellent local amenities, including highly regarded schools, supermarkets, and leisure facilities, making it an ideal location for families and professionals alike. With beautiful green spaces such as Catton Park and Mousehold Heath nearby, residents can enjoy a balance of urban living and outdoor recreation. Whether you're looking for a peaceful residential setting or quick access to the heart of Norwich, this location delivers the best of both worlds.



Mountbatten Drive

Upon entering the property, you are greeted by an inviting entrance hall leading to a cloakroom with wash hand basin and WC. The lounge, featuring a window to the front aspect and understairs storage, seamlessly flows into the open plan kitchen/dining room.



The kitchen omprises a fully fitted range of eye and base level units, with modern appliances including a double oven, fridge/freezer, tumbledryer, and washing machine. Perfect for both entertaining and every-day living, the dining area offers access to the rear garden.

The ground floor also includes a versatile bedroom, complete with an ensuite featuring a shower cubicle, wash hand basin, and WC, which forms part of the garage conversion. This is separate from the main residence and can be access via the rear garden, offering privacy for guests.

Ascending to the first floor via the stairs, you will find three generously sized bedrooms. The master bedroom benefits from an ensuite with a shower cubicle and additional bedrooms offer ample space and storage. A well-appointed family bathroom completes the upper level.

The rear garden, secluded by fencing, provides a serene outdoor space featuring a lawn area and a raised patio—perfect for relaxation and al fresco dining. Additionally, off-road parking for 2+ cars is available, making coming and going a breeze for busy households.

Agents Notes

AI staging has been used on images included in this listing.

We understand this property is being sold freehold, connected to all main services.

Council Tax band: TBD

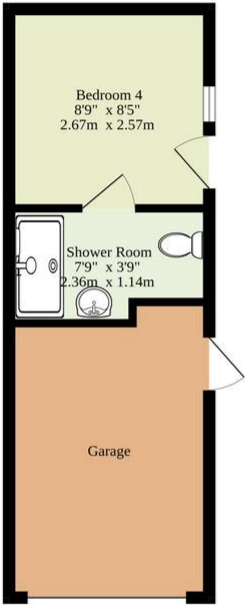
Tenure: Freehold

EPC Energy Efficiency Rating: C

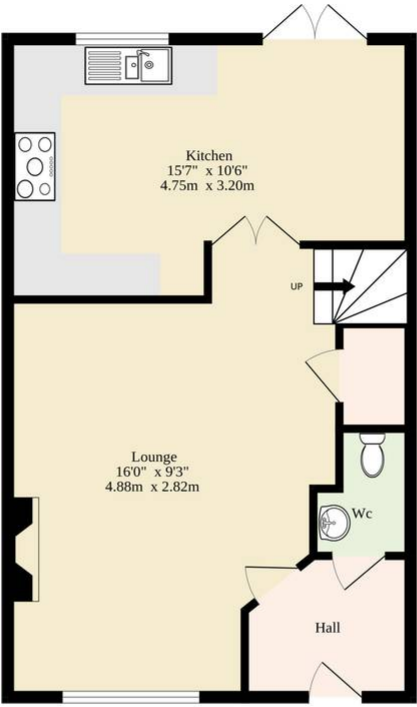
EPC Environmental Impact Rating: D



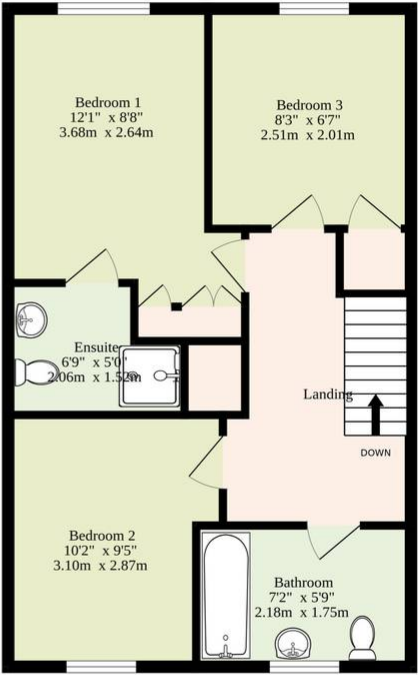
Garage Conversion
106 sq.ft. (9.8 sq.m.) approx.



Ground Floor
371 sq.ft. (34.5 sq.m.) approx.



1st Floor
373 sq.ft. (34.7 sq.m.) approx.



Sqft Excludes Garage

TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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