



70 Norman Drive, Norwich

Norwich



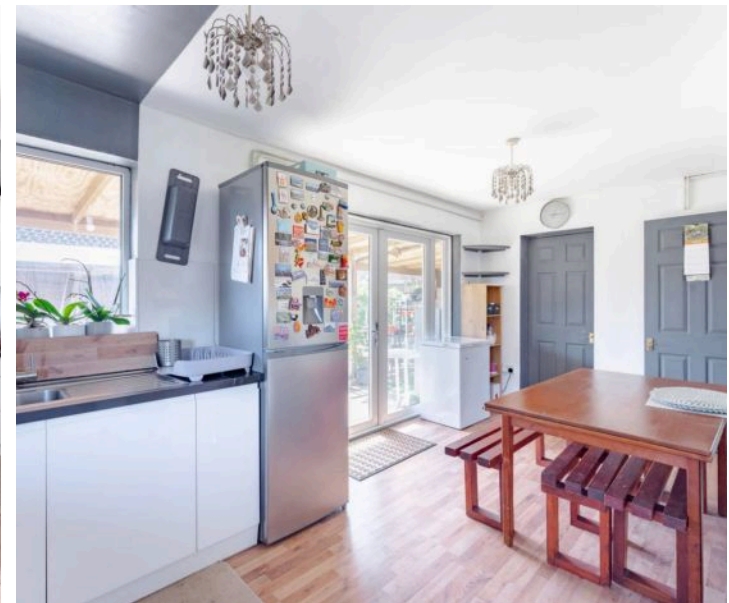
Guide Price £350,000
Minors & Brady

70 Norman Drive

Norwich, Norwich

Norman Drive in Old Catton offers a practical and spacious home in a peaceful cul-de-sac just a short drive from Norwich city centre. With flexible living thanks to a garage conversion, the property now includes four bedrooms or the option for an additional reception space. The layout flows well, with a bright living room, functional kitchen and the added benefit of a downstairs shower room. Upstairs continues the smart use of space, with three comfortable bedrooms and a modern family bathroom. Outside, generous parking and a private garden complete the picture, making this home a well-rounded option for families or anyone needing room to grow. The property's excellent location, combined with its practical features, ensures it remains an appealing choice for a variety of buyers.

- Quiet cul-de-sac location with close proximity to local amenities, schools, parks, and public transport
- Spacious, link-detached home with four flexible bedrooms or additional reception space for growing families or home offices
- Bright living room and well-equipped kitchen with ample storage and workspace
- Convenient downstairs shower room for added practicality
- Three comfortable upstairs bedrooms, each finished in neutral tones to suit various styles
- Generous driveway offering plenty of off-street parking space
- Private, good-sized rear garden, perfect for relaxation, entertaining, or family activities
- Easy access to major roads (A140, A1042) for quick routes into Norwich and beyond





M&B

70 Norman Drive

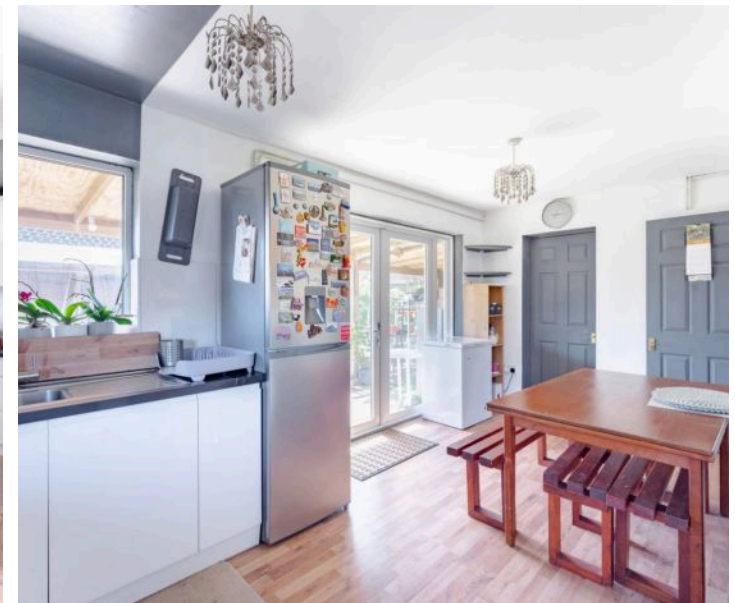
Norwich, Norwich

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



M&B

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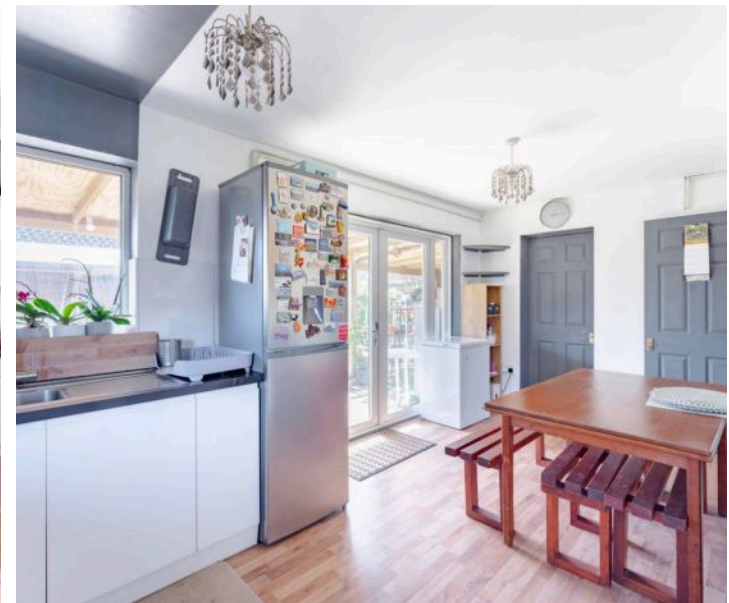
The Location

Norman Drive is situated in the popular suburb of Old Catton, just a short drive from the Norwich city centre. The property benefits from excellent local amenities, including a Tesco Express and a range of independent shops located within a mile. For leisure and outdoor enthusiasts, Catton Park is nearby, offering green spaces for walks and recreation.

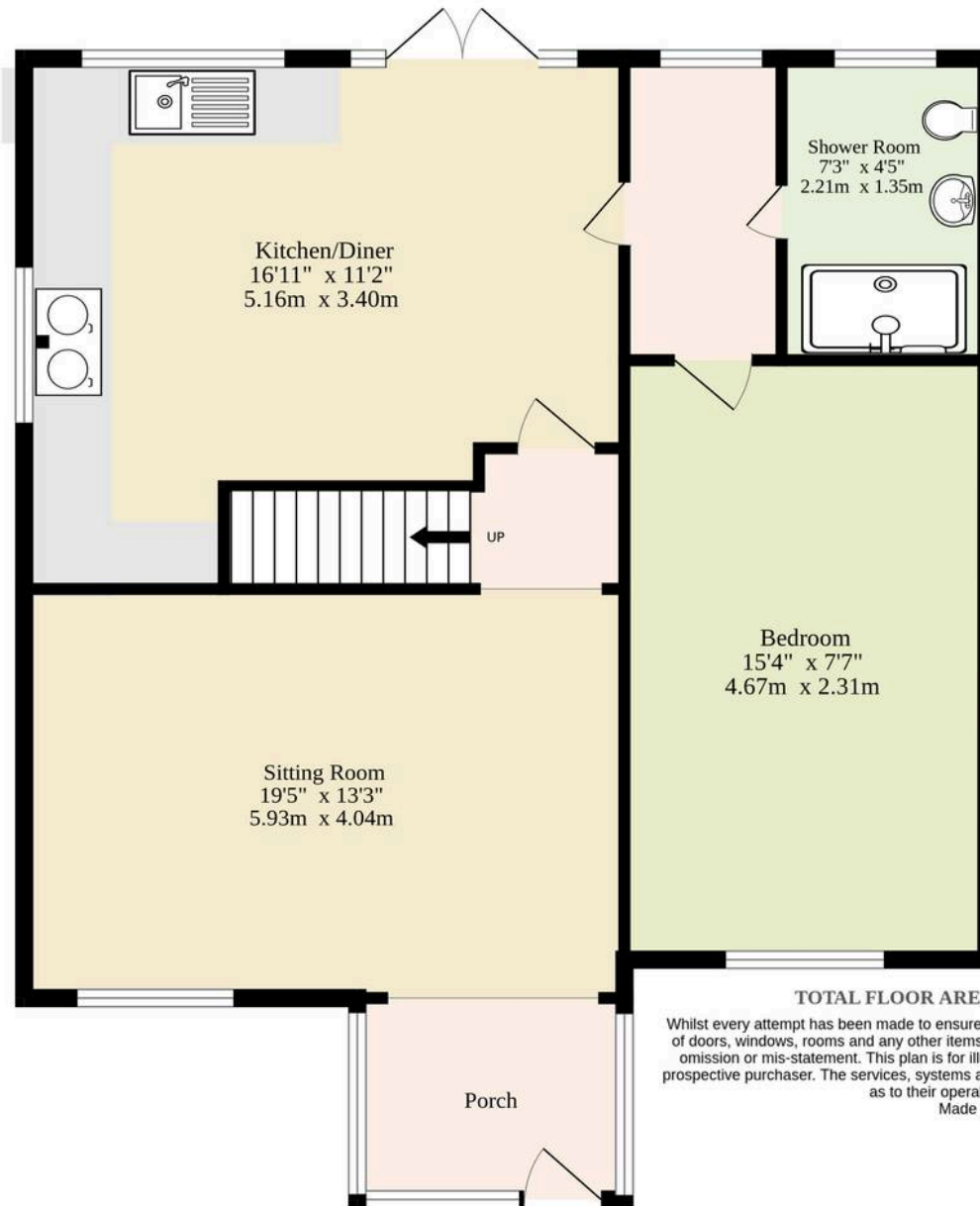
Families will appreciate the proximity to well-regarded schools such as Old Catton Junior School and Catton Grove Primary School, both within a couple of miles. For commuters, the property offers easy access to major roads, with the A140 and A1042 providing quick routes into Norwich and beyond. Public transport options are also close by, with regular bus services connecting the area to the city centre.

Norman Drive, Old Catton

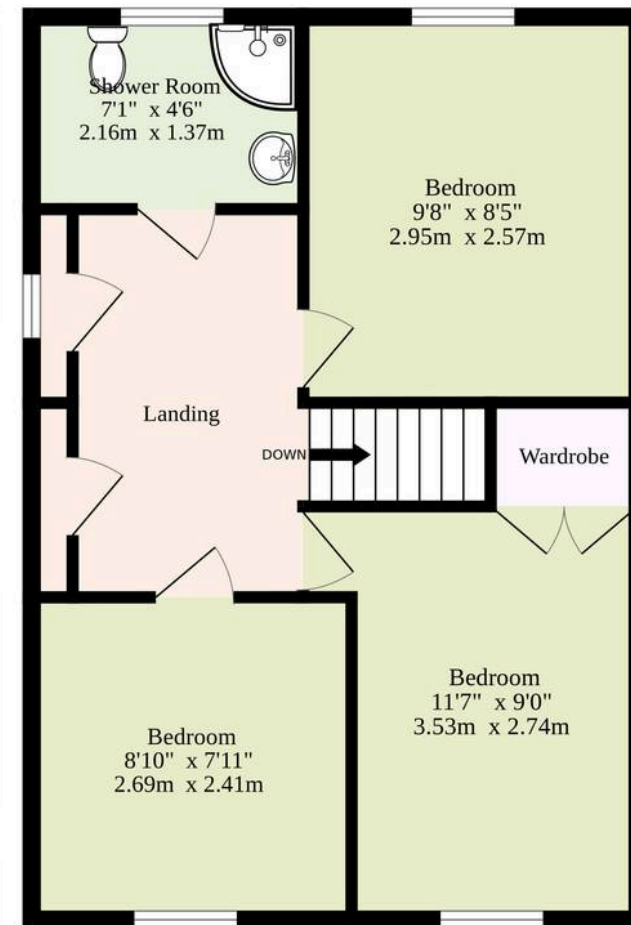
Set within a quiet cul-de-sac in the ever-popular area of Old Catton, this spacious and well-presented link-detached home offers adaptable living across two floors, making it an excellent choice for growing families or anyone needing a bit



Ground Floor
618 sq.ft. (57.4 sq.m.) approx.



1st Floor
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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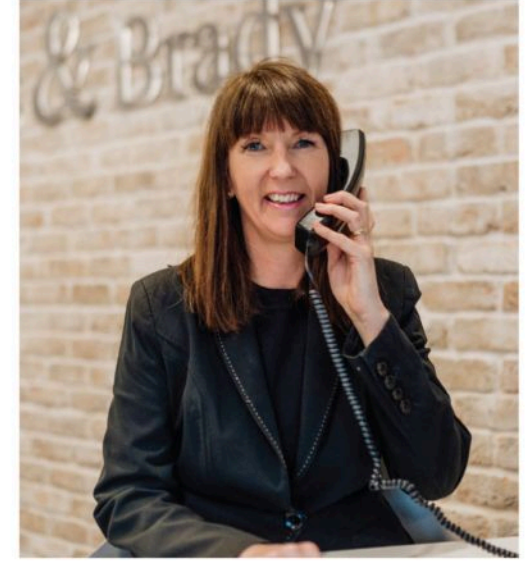
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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