



28 Defiant Road, Norwich

Minors & Brady



28 Defiant Road

Norwich

Spacious, practical and perfectly suited to modern living, this well-presented two-bedroom first-floor apartment offers generous accommodation in a peaceful Old Catton setting. Featuring excellent storage throughout, the property boasts a bright lounge/diner, separate kitchen and two well-proportioned bedrooms, including a principal bedroom with built-in wardrobes. A spacious entrance hall and sizeable family bathroom further enhance the sense of space on offer. Outside, the property benefits from an allocated car port, providing convenient off-road parking. An ideal first home, investment or downsizing opportunity, all within easy reach of local amenities and Norwich city centre.

- Well-presented first-floor apartment in the highly sought-after Old Catton location
- Spacious lounge/dining room offering ample space for both relaxation and entertaining
- Two well-proportioned bedrooms, ideal for first-time buyers, downsizers or investors
- Principal bedroom benefitting from built-in wardrobes for practical everyday storage
- Generous entrance hall creating a welcoming feel and enhancing the sense of space
- Separate fitted kitchen providing a practical layout with ample workspace and cupboard space
- Spacious family bathroom serving both bedrooms and completing the accommodation
- Allocated car port providing convenient sheltered off-road parking



M&B



28 Defiant Road

Norwich

The Location

The property is set within the well-regarded village of Old Catton, a location that offers the best of both village living and everyday convenience. The area enjoys a calm, residential feel while remaining highly accessible, with Norwich city centre just a short drive away, making it easy to enjoy the city's wide range of shopping, dining, cultural attractions and employment opportunities without sacrificing a quieter home environment.

Old Catton is well connected, with regular bus services providing straightforward routes into Norwich and surrounding areas, ideal for commuters and those who prefer public transport. For travel further afield, nearby rail links offer direct services to London and other major destinations, while Norwich International Airport is within easy reach, supporting both business and leisure travel.

Local amenities are a real strength of the area, with a Co-op supermarket within walking distance alongside a selection of nearby shops, services and everyday conveniences. Families are particularly drawn to the area for its established community feel, local schooling options and practical access to amenities.

One of the standout features of the location is the close proximity to Catton Park, which can be easily reached on foot. This expansive green space provides an ideal setting for dog walks, recreational activities and enjoying the outdoors throughout the seasons. The park forms an important part of local life, hosting regular community events and offering a beautiful natural backdrop to the village.



M&B



28 Defiant Road

Norwich

Defiant Road, Old Catton

Positioned within a quiet residential setting in the desirable suburb of Old Catton, this well-presented first-floor apartment offers surprisingly spacious accommodation, making it an excellent choice for first-time buyers, downsizers or investors alike. Combining well-proportioned rooms, excellent storage solutions and convenient off-road parking, the property provides comfortable and practical living within easy reach of local amenities and Norwich city centre.

Upon entering, a generous entrance hall immediately creates a welcoming feel and sets the tone for the space on offer throughout. Two large built-in storage cupboards provide valuable practicality, ideal for coats, household items and everyday essentials, helping to keep the main living areas clutter-free.

The spacious lounge/dining room serves as the heart of the home, offering a bright and versatile space for both relaxation and entertaining. With ample room for comfortable seating and a dining table, it is perfectly suited to modern living, whether enjoying a quiet evening at home or hosting family and friends.

The separate kitchen is thoughtfully positioned and provides a practical layout with workspace and storage to cater for day-to-day cooking needs. Its design ensures the main living area remains spacious and dedicated to relaxation and dining.



M&B



28 Defiant Road

Norwich

Both bedrooms are well-proportioned, with the principal bedroom benefitting from built-in wardrobes, providing useful storage without compromising floor space. The second bedroom offers flexibility and could equally serve as a guest room, home office or hobby room, depending on individual requirements.

Completing the accommodation is a generously sized family bathroom, fitted to serve both bedrooms and offering comfortable everyday convenience.

Externally, the property benefits from an allocated car port, providing sheltered off-road parking and adding further appeal to this already practical home.

Agent's Note

This property will be sold leasehold with 102 years remaining on the lease.

Ground rent/maintenance: £1,496.40 paid annually.



M&B

Apartment

Approx. 557.9 sq. feet



Total area: approx. 557.9 sq. feet

M&B

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.

Plan produced using PlanUp.

Dreaming of this home?

Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market

 homes@minorsandbrady.co.uk  01603 783088  6 Church Road, Hoveton, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk