

LEASEHOLD

Maisonette

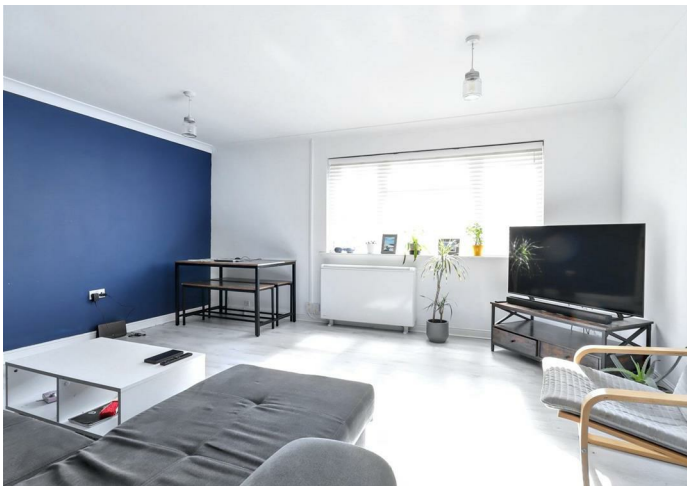
# DUNWOOD DRIVE OLD CATTON NORWICH NR6 7JS

Price Guide

£155,000

## FEATURES

- Maisonette
- Entrance Hall
- Well Presented
- Sitting/Dining
- Bathroom
- Old Catton
- Two Bedrooms
- Generous Size
- Kitchen
- Storage



## 2 Bedroom Maisonette located in Old Catton

Welcome to the sought-after area of Old Catton, this charming maisonette on Dunwood Drive offers a delightful living experience. This well-presented property features a welcoming entrance hall that leads to a spacious sitting and dining room, perfect for both relaxation and entertaining. The kitchen is conveniently integrated, making meal preparation a breeze.

This maisonette boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office. The family bathroom is well-appointed, ensuring convenience for all residents.

Outside, you will find communal gardens at the rear. Additionally, parking and integral ground floor storage, catering to your practical needs.

Situated at the end of a quiet cul-de-sac, this home is ideally located for local shopping amenities and reputable schools, making it a perfect choice for families. The proximity to the city, along with excellent bus and road links, ensures that you are never far from the vibrant heart of Norwich.

The current owner is motivated to find a buyer who will appreciate this lovely home as much as they have. With its appealing features and prime location, this maisonette is sure to attract interest. Do not miss the opportunity to view this property; contact us today to arrange a visit.

### Entrance Hall

Sealed unit double glazed door to the front, stairs up to the first floor landing.

### Landing

Doors to all rooms and wall mounted electric heater.

### Sitting/Dining Room

Sealed unit double glazed windows to the rear, laminate flooring and door to cupboard and the kitchen. Wall mounted electric heater.

### Kitchen

Sealed unit double glazed window to the rear, range of vase and wall mounted units, space for appliances, sink unit and tiled back splash.

### Principal Bedroom

Sealed unit double glazed window to the rear and wall mounted electric heater.

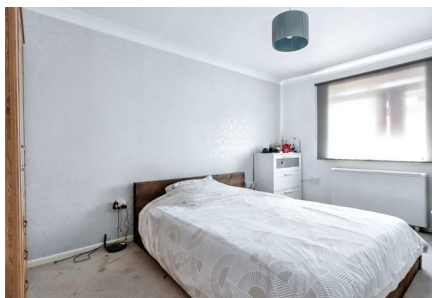
### Bedroom Two

Sealed unit double glazed window to the rear, wall mounted electric heater and cupboard.

### Bathroom

Sealed unit double glazed window to the front, panel bath with screen and shower over, wash hand basin and wc. Back splashes.





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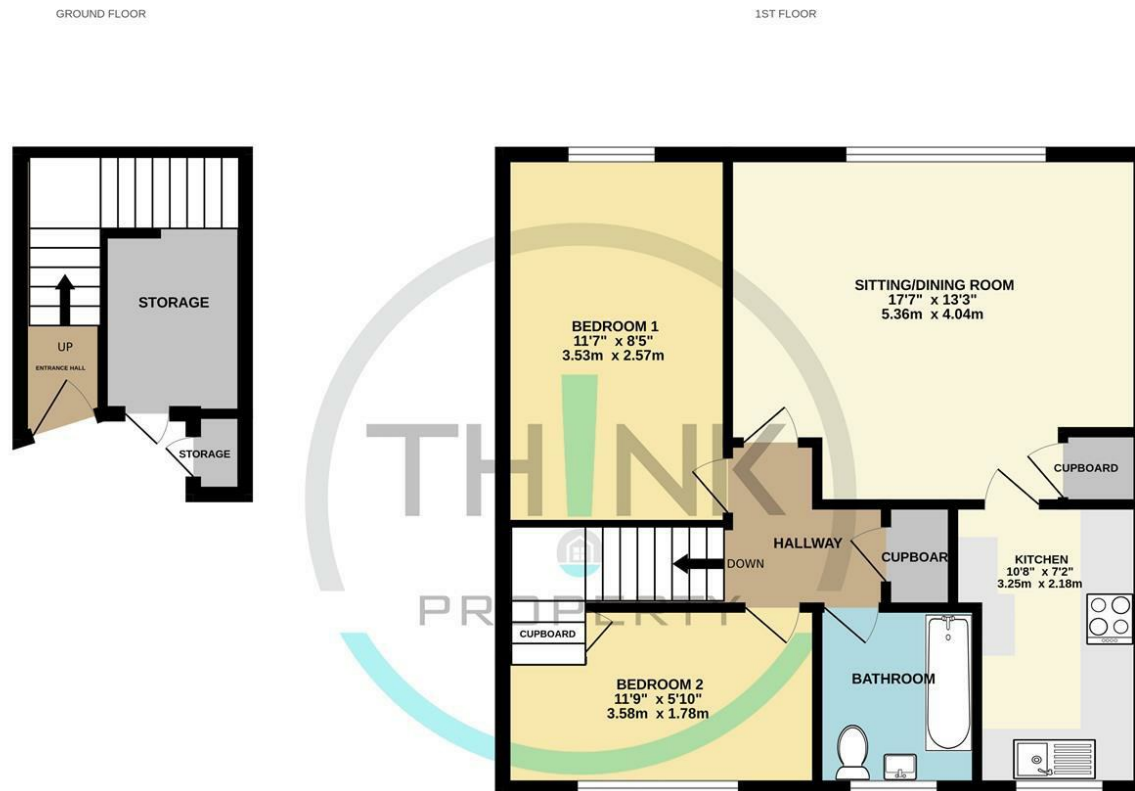
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Council Tax Band

A



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

