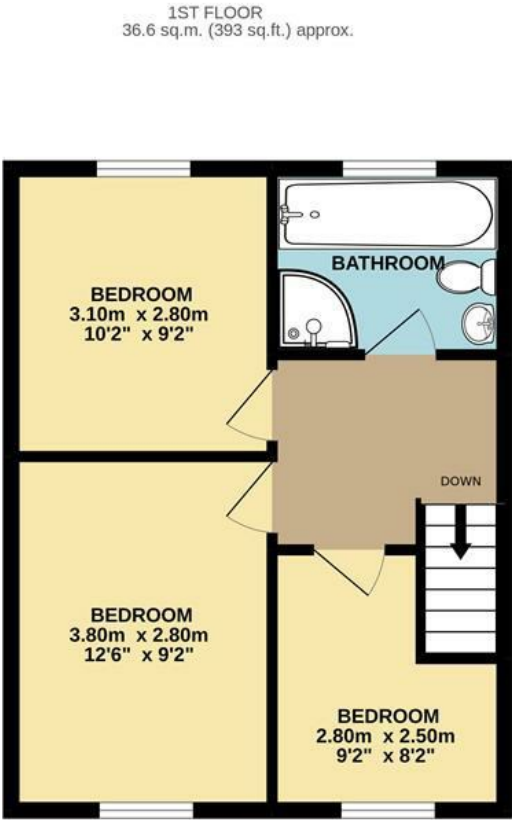


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	71
England & Wales		
EU Directive 2002/91/EC		

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



TOTAL FLOOR AREA : 100.0 sq.m. (1077 sq.ft.) 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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Norman Drive| Norwich| NR6
Guide Price £325,000





abbotFox presents a detached and extended house located in the popular suburb of Old Catton. The property features an entrance hall, lounge, dining room that opens into a stylish re-fitted kitchen, shower room and office to the ground floor. On the first floor there are three generous bedrooms with four piece family bathroom. Recently renovated by the current vendor including a new boiler as off 2021. To the front there is off road parking for a couple of vehicles with a good sized enclosed garden to the rear.

Old Catton is a popular suburb of the City of Norwich, it sits just 2 miles north-east of the City Centre and hosts a number of local amenities for its residents. This includes a Morrisons supermarket, convenience stores, hairdressers, recreational areas including Catton Park, a doctors surgery, public houses and restaurants. Schooling for all ages is available from primary school to secondary education on offer at Sprowston Community High School. Regular bus routes run through Old Catton and Catton to the Norwich City Centre, where further transport links to a variety of destinations including London and Cambridge are available. To the north of the city, Norwich International Airport has flights to a choice of domestic and international destinations.

