



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 for 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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Mountbatten Drive, Old Catton  
OIEO £300,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented Link Detached Home
- Three Well Proportioned Bedrooms
- Spacious Principle With Re-Fitted En-Suite
- Bay Fronted Lounge
- Separate Dining Room
- Re-Fitted Family Bathroom Suite
- Re-Fitted Kitchen
- Enclosed Rear Garden
- Garage & Car Port
- Driveway
- Convenient Location Close To Local Amenities
- EPC Rating Tbc / Council Tax Band C



## Description

Situated in a highly desirable city suburb this link detached family home is entered via a welcoming entrance hall providing access to the re-fitted kitchen, cloakroom, and lounge. The bay-fronted lounge is filled with natural light and features stylish panelled walls, creating an inviting living space. French doors open through to the separate dining room, ideal for both family living and entertaining. The recently replaced kitchen is fitted with a range of contemporary wall and base units with work surfaces over, complemented by a selection of integrated appliances.

To the first floor, the landing leads to three well-proportioned double bedrooms, with the principal bedroom benefiting from a re-fitted en-suite shower room. A re-fitted three-piece family bathroom suite completes the upstairs accommodation.

## Outside

Externally, the property offers off-road parking via a driveway and carport, which leads to a detached single garage.

To the rear is an enclosed lawned garden with patio area, providing practical outdoor space for families and entertaining. The home is conveniently located within easy reach of local schools, shops, and amenities, making it an ideal choice for families and professionals alike.

## Location

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## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Tenure

Freehold

## Directions

From the B1150 North Walsham Road, turn left into Pioneer Road and right at the junction onto Proctor Road. Turn right at the mini roundabout onto Mountbatten Drive and take a left turn where the property can be found indicated by our For Sale Board.

