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## Defiant Road, Norwich, NR6 6HH

A Spacious First Floor Two Bedroom Flat In Old Catton!

**GUIDE PRICE** £150,000 to £160,000 **LEASEHOLD** 102 Years Left



BRITISH  
PROPERTY  
AWARDS

2023 & 2024  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# THE PERFECT FIRST NEST IN CATTON!

Tucked away in a quiet spot in the suburb of Old Catton, this well-presented first-floor flat offers an ideal first home with generous space and excellent storage throughout. The property opens into a spacious hallway boasting two large built-in storage cupboards, leading to two well-proportioned bedrooms, including a master with fitted wardrobes. A bright and airy lounge/diner offers plenty of room, while the separate kitchen and sizeable bathroom add to the sense of space.



“the flat benefits from its own allocated parking port, providing convenient off-road parking”



## Overview

- Spacious First Floor Flat
- Two Bedrooms With Built In Wardrobes To Master
- Car Port Parking
- Spacious Lounge/Diner Accommodation
- Large Family Bathroom
- Excellent Storage Throughout
- Vendors Have Found
- Ideal First Home In Easy Reach Of Amenities





## Location

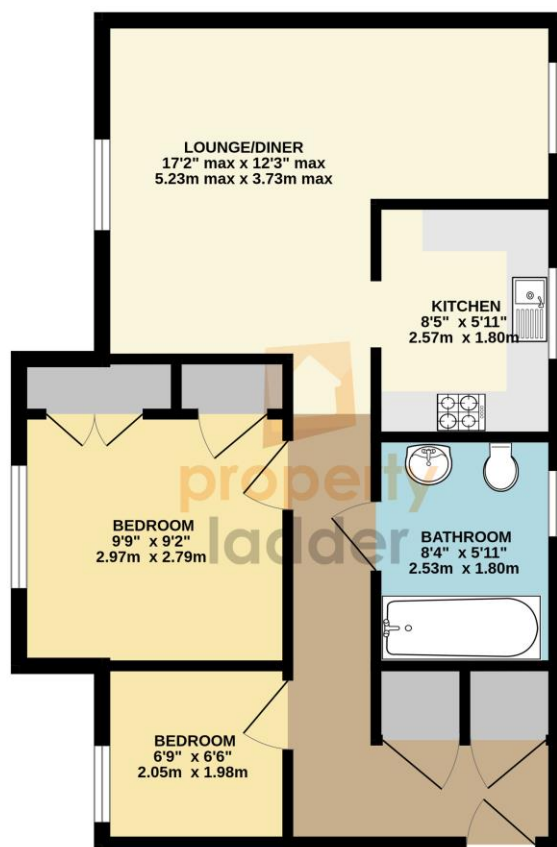
Defiant Road is set in the popular suburb of Old Catton, just north of Norwich city centre. The area offers a great mix of convenience and community, with local shops, parks like Catton Park, and several "Good" Ofsted-rated schools all within easy reach. Excellent public transport links and nearby amenities make it ideal for families and professionals alike.



## Outside

Outside, the flat benefits from its own allocated parking port, providing convenient off-road parking. A fantastic opportunity for first-time buyers seeking comfort, practicality, and a peaceful location!

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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ESTATE AGENT IN NORWICH (NR10-16)

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