



West Acre Drive, Norwich, NR6

A Chain Free And Recently Renovated Two Bedroom Bungalow!

GUIDE PRICE £265,000 to £275,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A TURNKEY BUNGALOW WITH STANDOUT SPACE!

Sold with no onward chain, this beautifully presented semi-detached bungalow has been recently renovated by the current owner and is ready to move straight into. Tucked away within a quiet cul-de-sac of Old Catton, the bungalow occupies a generous corner plot, offering exceptional outdoor space. The accommodation comprises an inviting entrance porch, two well-proportioned double bedrooms, a stylish modern kitchen overlooking the garden, a newly fitted shower room, and a spacious living room. In addition, a versatile reception room offers flexibility as a home office or dining area.



“ a particularly generous size thanks to its corner plot position ”



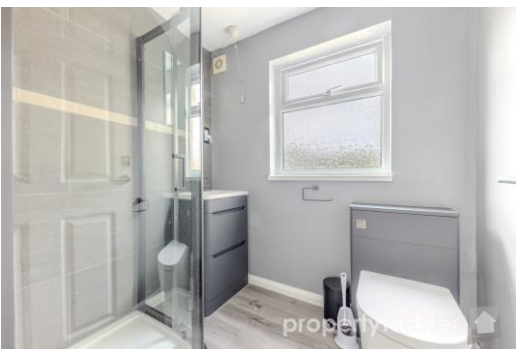
Overview

- Occupying Generous Corner Plot
- Two Double Bedrooms
- Driveway & Garage
- Two Reception Rooms
- No Onward Chain
- Quiet Cul-De-Sac Of Old Catton
- New Kitchen & Shower Room
- Recently Renovated Throughout
- Generous & Enclosed Rear Garden



Location

Old Catton is a highly sought after suburb just north of Norwich, renowned for its convenient access to local shops, schools, parks, and public transport links. The area offers a strong sense of community with amenities including a medical centre, supermarket, and cafes all within easy reach. Excellent road connections and nearby bus routes provide quick access to Norwich city centre and the Northern Distributor Road, making this an ideal location for anyone seeking peace, practicality, and proximity to everything the city has to offer.

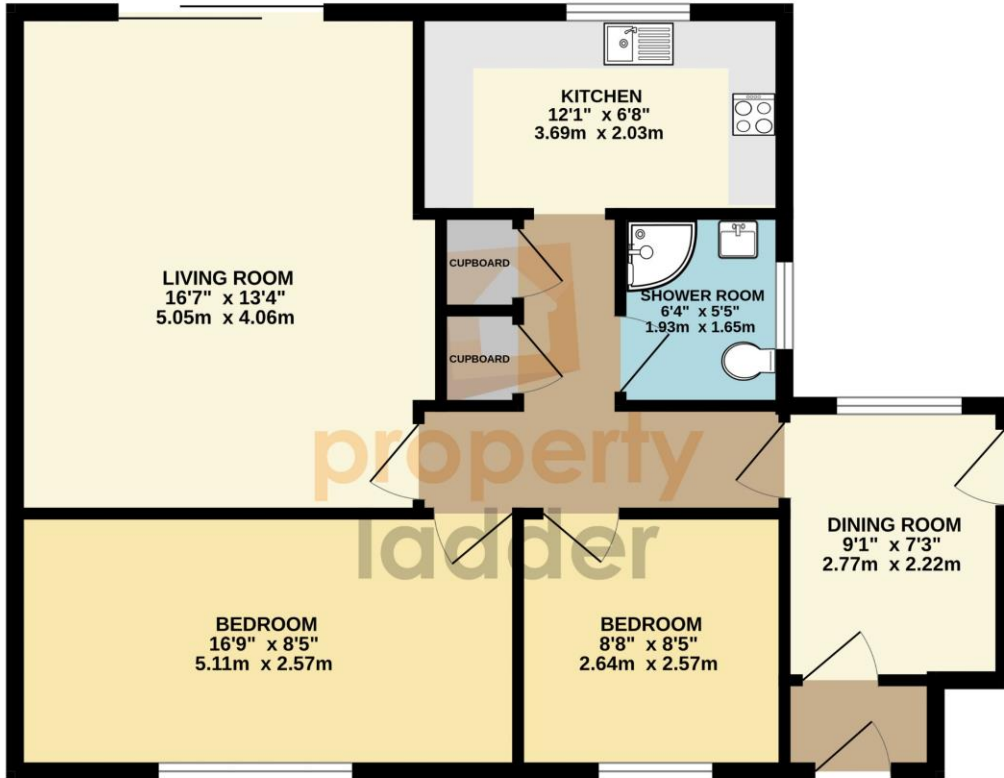


Outside

Outside, the bungalow offers ample off-road parking with a driveway and front lawn, with the added benefit of a garage. The rear garden is a particularly generous size thanks to its corner plot position, featuring a well-maintained lawn, a patio area, mature shrubs and greenhouse.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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



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