



33 Blacksmiths Way, Norwich

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Norwich

Welcome to this charming three bedroom semi-detached house situated in a quiet cul-de-sac location, offering a peaceful retreat with no onward chain. This property is the perfect family home, thoughtfully designed to accommodate a busy lifestyle. With its spacious layout, well-presented interior and low maintenance garden, this property is sure to offer you a blend of comfort and convenience. Don't miss the chance to acquire this wonderful home.

LOCATION

Old Catton is a picturesque village situated just to the north of Norwich, in Norfolk, England. Steeped in history, it retains a distinct village charm while being conveniently close to the bustling city center of Norwich. The area is characterized by its leafy streets, traditional cottages, and a number of heritage-listed buildings, which contribute to its quaint atmosphere. Catton Park, a large and scenic green space, offers residents and visitors ample opportunities for leisurely walks, picnics, and outdoor activities. Despite its tranquil setting, Old Catton benefits from excellent transport links, making it an attractive location for those who wish to enjoy a peaceful, rural lifestyle without sacrificing the conveniences of urban living. The village also boasts a strong community spirit, with local amenities including shops, pubs, and schools, making it a desirable place for families and individuals alike.



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Upon entering the property, you are greeted by a welcoming entrance hall, completed with a convenient WC. Immediately capturing your attention with its warm and inviting ambience is the spacious sitting room, filled with an abundance of natural light. This wonderful space is perfect for showcasing your most comfortable furniture to encouraging gatherings with loved ones. The presence of a conservatory extends the living space, allowing you to enjoy the outdoors within the comfort of the home. The well-equipped kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering ample amount of storage and counter-top space for your meal preparation.

Ascend to the first floor where you will encounter three well-appointed bedrooms, thoughtfully designed to offer relaxation and privacy. They provide flexibility and privacy for all occupants, with the option for one to be a dressing room, office or storage space. The bathroom completes the upper floor, accommodating all residents in the household.





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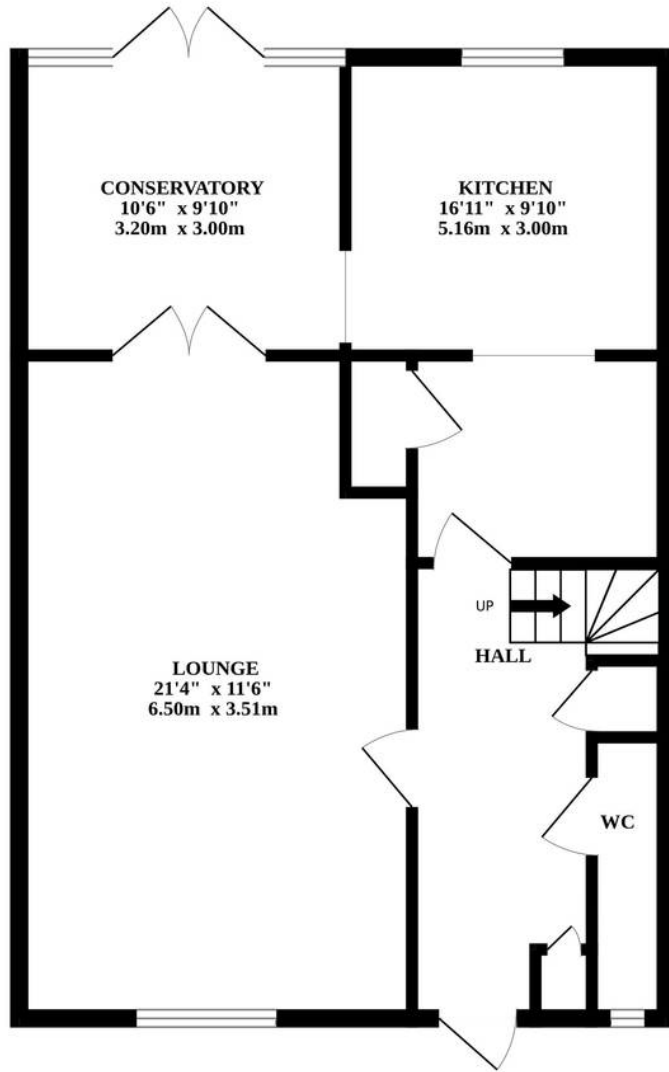
Norwich

Towards the rear is a low maintenance garden, consisting of a shingled area and a patio, perfect for your outdoor furniture to relax and unwind in the afternoon sunshine. It is bordered by planted beds and shrubbery, with space for a summerhouse or storage shed if required. Overall, this garden is fully enclosed so you can enjoy in seclusion. For those with vehicles, a driveway provides convenient off-road parking, complemented by a garage for additional storage or secure parking. Practicality meets functionality in this residence, offering ease of living for its occupants.

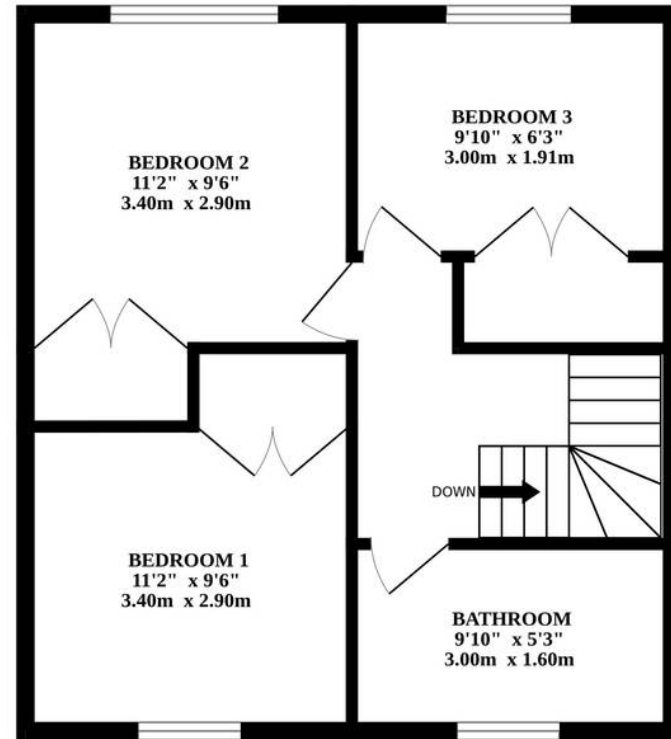
- SEMI-DETACHED RESIDENCE - NO ONWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- PERFECT FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- SPACIOUS SITTING ROOM & A LIGHT-FILLED CONSERVATORY
- WELL-EQUIPPED KITCHEN
- THREE BEDROOMS & A BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A GARAGE
- SHORT COMMUTE TO NORWICH CITY CENTRE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



1ST FLOOR



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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