

Ben Allman  
Estate & Letting Agents



7 Dunwood Drive

Old Catton, Norwich, NR6 7JS

Offers in excess of £150,000



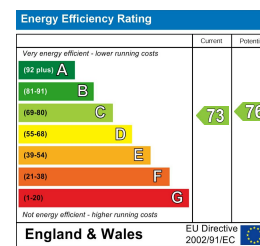
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- First Floor Maisonette
- Lease Length 115 Years Remaining
- Service Charge & Ground Rent £125PCM (£1500 Per Annum)
- External Storage Cupboards
- New Windows Installed August 2025
- Cul-De-Sac Location
- Walking Distance To Local Amenities And Regular Bus Service



A spacious and well-presented two-bedroom maisonette, ideally positioned on a quiet residential road in the sought-after village of Old Catton.

Located down a quiet cul-de-sac, this first-floor maisonette benefits from its own private entrance and offers bright, well-proportioned accommodation throughout. Inside, the property features a generous sitting room, a separate modern kitchen with ample storage and workspace, two well-sized bedrooms, and a family bathroom.

Outside, the property enjoys the added off-road parking. The maisonette is situated in a peaceful cul-de-sac, yet remains conveniently close to a wide range of local amenities including shops, schools, parks, and public transport links.

With easy access to Norwich city centre, this well-located home combines village living with urban convenience. An early viewing is highly recommended to appreciate the space and setting on offer.



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