

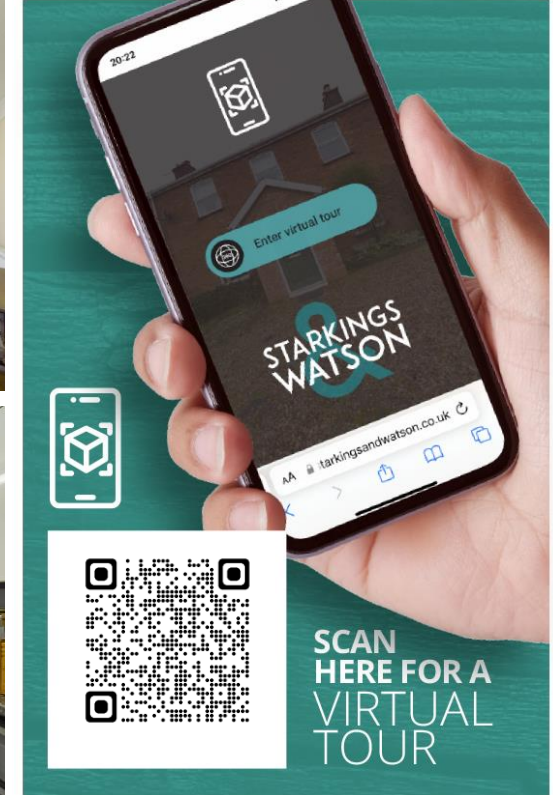
THE PADDOCKS

Old Catton, Norwich NR6 7HE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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- Well Presented Detached Property
- Sought After Residential Location
- L-Shaped Open Plan Sitting/Dining Room
- Well Fitted Kitchen
- Conservatory with Utility Space
- Ground Floor Study/Bedroom
- Family Bathroom with White Suite
- Private Gardens, Garage & Driveway

IN SUMMARY

VENDOR HAS FOUND! Occupying a CORNER PLOT with sweeping lawned gardens, ample parking can be found to the side with a GARAGE at the end of the drive. The accommodation offers FLEXIBILITY and can include a GROUND FLOOR BEDROOM. With uPVC double glazing and gas fired CENTRAL HEATING, the property is neutrally decorated and ready to move in. POTENTIAL EXISTS to EXTEND the property (stp), with options for SIDE and REAR EXTENSIONS. The accommodation is centred around a main HALL with a VELUX WINDOW to side, and doors to the study/bedroom and OPEN PLAN 15' sitting/dining room in an L-SHAPE. The KITCHEN is open plan with AMPLE STORAGE and views to front, whilst the CONSERVATORY offers a mix of UTILITY and SITTING SPACE. Upstairs, TWO DOUBLE BEDROOMS and the family bathroom can be found.

SETTING THE SCENE

With a sweeping corner plot, lawned gardens wrap around the property with low level hedging. A mix of shingle and hard standing driveway space can be

found, with the drive leading beside the chalet, and leading to the garage.

THE GRAND TOUR

Once inside, a welcoming hall entrance offers the stairs to the first floor and storage below, along with the gas fired central heating boiler. A door leads to the ground floor bedroom/study, with a radiator and window to front. The sitting/dining room is L-shaped and open plan, with ample space for soft furnishings and dining. The kitchen is also open plan, and has been modernised in recent years with gloss fronts and chrome handles. The induction hob is built-in along with an electric double oven. Space is provided for the appliances and a window overlooks the front garden. Heading back through the sitting room, the conservatory is at the rear with built-in storage and a useful work surface. Further space is provided for seating. Upstairs, two double bedrooms can be found off the landing which is flooded with natural light via a side velux window. A cupboard also offers storage. The family bathroom completes the property with storage under the sink and a shower over the bath.

THE GREAT OUTDOORS

The rear garden is laid to lawn and enclosed with timber fencing and brick walling to three sides. A variety of paving is well placed for outside entertaining, with a mixture of planted beds, working garden and vegetable plot, and two useful timber sheds.



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OUT & ABOUT

You will find Old Catton to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and a local pub. The historic 70 Acre Catton Country Park is a short walk away providing woodland walks to explore. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

FIND US

Postcode : NR6 7HE

What3Words : ///path.search.splash

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

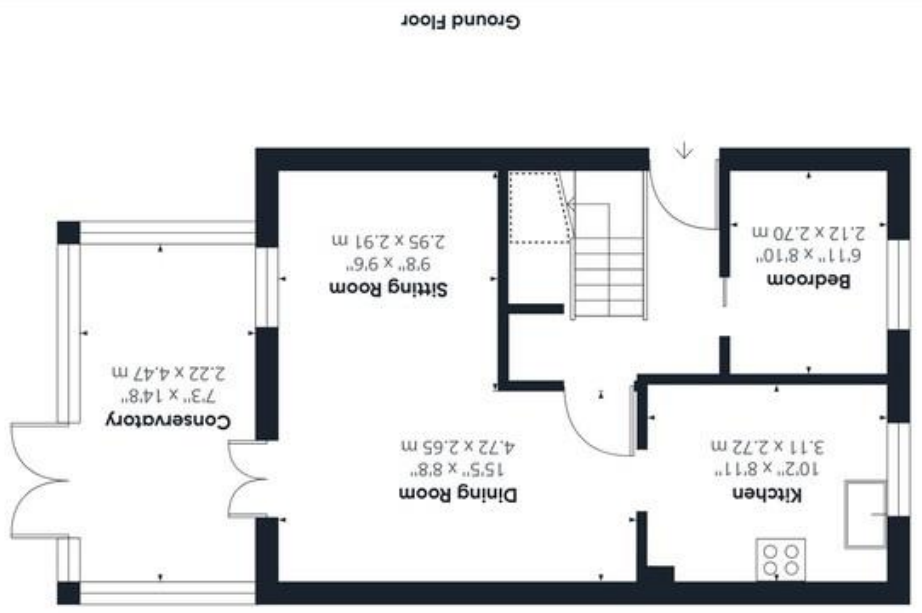
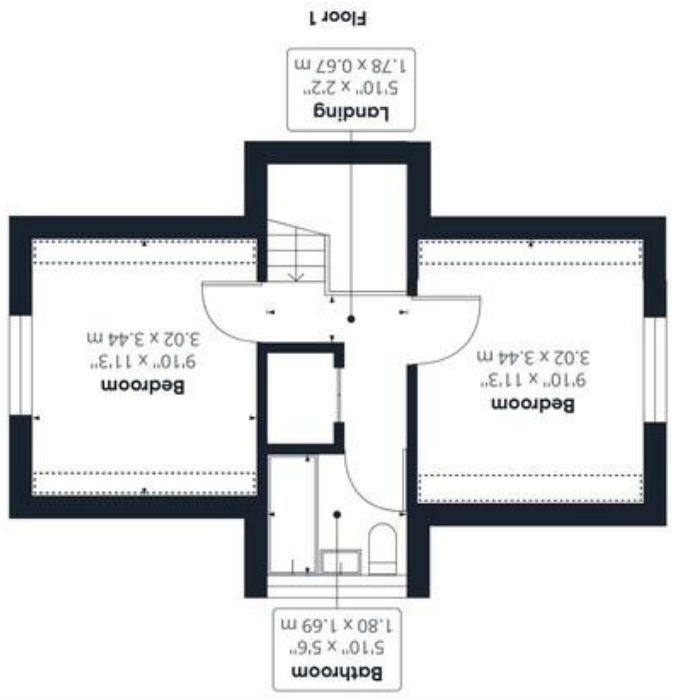
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced bedroom
26.81 ft²
2.49 m²

Approximate total area (1)
770.98 ft²
71.63 m²