

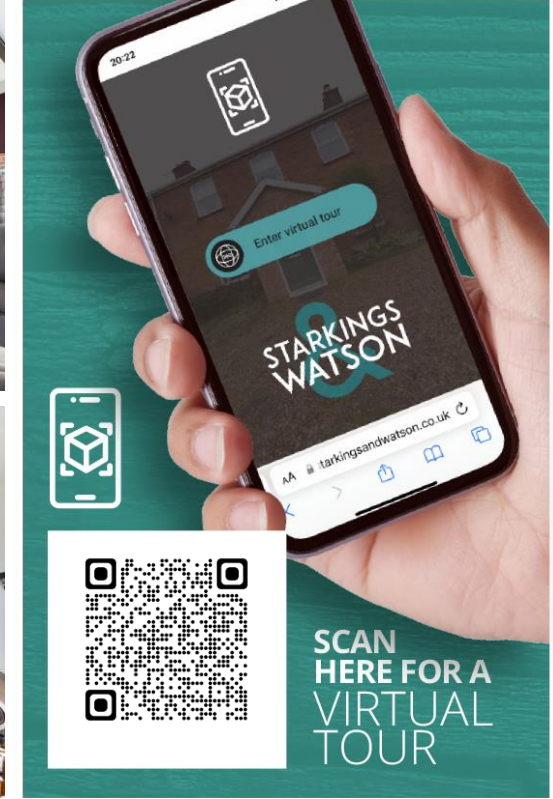
LONGLAND CLOSE

Old Catton, Norwich NR6 7LW

Freehold | Energy Efficiency Rating : D

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

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STARKINGS WATSON

- Detached Family Home
- Rarely Available Location
- Kitchen/Breakfast Room & Utility
- Sitting, Dining Room & Conservatory
- Bathroom, En Suite & W/C
- Five Double Bedrooms
- Private Gardens to Rear
- Double Garage & Parking

IN SUMMARY

MOTIVATED VENDOR! Boasting OVER 2000 SQFT (stms) this family home which is TUCKED AWAY in OLD CATTON has a PRIVATE GARDEN to rear which is an ENTERTAINERS PARADISE! The ground floor has had a CONSERVATORY EXTENSION added to the rear which adjoins the SITTING ROOM, a cloakroom, DINING ROOM, the stairs to the first floor and KITCHEN/BREAKFAST ROOM all branching off the ENTRANCE HALL. The only remaining room to the ground floor not mentioned is the UTILITY ROOM which is LARGER THAN SOME KITCHENS! Upstairs there is a SNUG SEATING AREA, family bathroom FIVE DOUBLE BEDROOMS and an EN SUITE SHOWER ROOM.

SETTING THE SCENE

Positioned at the end of a turning circle which services the close, there is a pedestrian footpath which connects to the brick weave parking area. Ample parking is provided for 2/3 vehicles with scope to add more if wished.

THE GRAND TOUR

Stepping inside, tiled flooring runs through the hall, into the cloakroom and the storage space under the stairs. Doors then lead into the dining room, kitchen/breakfast room and sitting room. The dining room to the left-hand side has wood effect flooring, uPVC double glazed window to front, ample space for a table and sideboard. Opposite the dining room, there is a door to the cloakroom which has a two-piece suite and a porthole window facing to front for a touch of character to the build. The sitting room has a continued wood effect flooring running from the bay window, passing the multi fuel burner on the right-hand side all the way to the sliding patio doors which open to the conservatory. With the garden in view from every angle, there are French doors which lead to the outside and a vault to the ceiling. The kitchen has tiled flooring, wall and base level units and even a display cabinet to one corner. There are integrated cooking appliances, including an eye level double oven and electric hob, there is space for a dishwasher whilst all other white goods are kept in the utility room. There is access to the double garage and rear garden from this room with space under counter for a washing machine, tumble dryer and floor space for an 'American' style fridge/freezer. As you reach the top of the stairs, there is built-in storage and a landing with enough room to be used as a home office or additional sitting area. Heading left you find two of the five double bedrooms and a family bathroom which has a three-piece suite. Coming out of the bathroom door and heading to the left again, the main bedroom is located straight



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ahead and two further bedrooms. The last room of note is the en suite shower room which has a three-piece suite and a unique layout.

THE GREAT OUTDOORS

As you leave the conservatory through the French doors, there is an area of patio which runs across the rear of the property for access. The main patio however extends from here to the left-hand side of the garden and across the rear which has created a split level entertaining space with flowers to be planted in borders finished with railway sleepers. The backdrop for the planted flowers is the timber panel fencing which runs around the boundary.

OUT & ABOUT

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

FIND US

Postcode : NR6 7LW

What3Words : ///alien.starts.gossip

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾
2074.17 ft²
192.70 m²

Reduced headroom
16.94 ft²
1.57 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.