

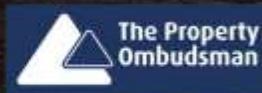
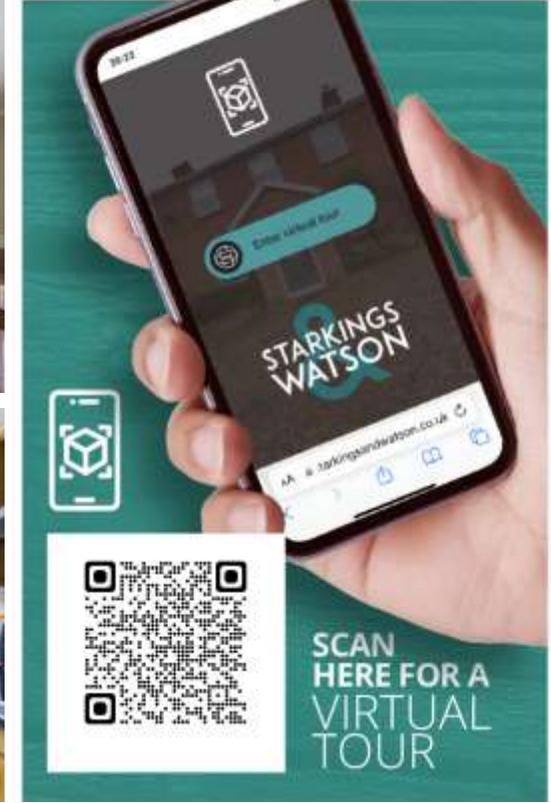
THE PADDOCKS

Old Catton, Norwich NR6 7HD

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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- Detached family Home
- Generous Porch & Hall
- Excellent Position in Old Catton
- Four Double Bedrooms
- Sitting/Dining Room & Conservatory
- Kitchen Overlooking Gardens
- Parking & Garage
- Gardens to Front & Rear

IN SUMMARY

A GENEROUS FAMILY HOME which is TUCKED AWAY on THE PADDOCKS at the end of the CUL-DE-SAC. With accommodation spanning over 1400 sq.ft (stms) after the EXTENDED CONSERVATORY was added, there is a PORCH & HALL ENTRANCE, cloakroom, SITTING ROOM, dining room and KITCHEN at GROUND LEVEL. Upstairs a FAMILY BATHROOM and FOUR BEDROOMS are accessed off landing. With uPVC double glazing, GAS FIRED CENTRAL HEATING and a garden which takes in the SOUTH SUN this property has a WARM & COSY FEEL once inside.

SETTING THE SCENE

Set back from the road, there is hardstanding driveway leading to the garage and adjacent gardens. A pathway connects to the front door and there is access to both sides of the property.

THE GRAND TOUR

Once inside, there is a generous entrance porch with wood effect flooring underfoot and a uPVC double glazed window to side. A door straight ahead leads to

the entrance hall which has fitted carpet, houses the stairs to the first floor, cloakroom, kitchen and dining room, which, in turn connects to the conservatory and sitting room. The cloakroom has a wall mounted hand wash basin, low-level WC and obscure glazed window to side. Into the kitchen, you find wall and base level cabinets with space for a washing machine - all other appliances including a dishwasher, electric cooker, hob and extractor fan are built in. Scope exists to knock through to the dining room which is the other side and open plan this accommodation. The sitting/dining room is L-shape with a multifuel burner in situ and a full width window to front. The conservatory has windows to side and rear with a fantastic view over the gardens. Upstairs, a family bathroom and four double bedrooms lead from the landing, all of which have space for freestanding or built-in wardrobes. The bathroom has a refitted three-piece suite, including a hand wash basin with built-in storage underneath, a low-level WC with hidden cistern and a panel bath with electric shower over and screen.

THE GREAT OUTDOORS

Stepping out of the conservatory French doors, there is a patio which extends along the back of the property where access is provided to both sides. There is an area of lawn with a pond and a further area to entertain at the back left corner of the garden. There are brick walls and timber panel fencing at the boundaries, whilst the garden also benefits from a useful timber shed.



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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 7HD

What3Words : ///chin.visual.chase

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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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area⁽¹⁾</p> <p>1408.99 ft² 130.90 m²</p> <p>Reduced headroom</p> <p>11.37 ft² 1.06 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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