



7 Grange Close
Old Catton, Norwich, Norfolk NR6 7DH

BROWN & CO



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Delightful four-bedroom semi-detached house set within a desirable cul-de-sac to the north of Norwich.

Acreage – 0.087 acres (stms)

Offers in Excess of £450,000



DESCRIPTION

No. 7 Grange Close comprises a most attractive four-bedroom semi-detached house built circa 1920 with later additions, being positioned within a sought-after pocket of north Norwich in the quiet suburb of Old Catton. The close itself carries a lovely history and is of particular interest being designed in the tradition of the Arts and Crafts movement which flourished at the beginning of the twentieth century. The house is constructed of mellow Norfolk red brick, plain stone dressings, and large mullioned windows under a pantile roof and will be of great interest to buyer's keen on a stylish residence in charming part walled gardens.

The house is approached to the front into a light, bright and airy entrance hall which links in well with the principal rooms and staircase to the first-floor landing. The sitting room is well-proportioned, typical of the period with high ceilings, picture rails, stunning original windows, and a log burner. The sitting room links in well with both the snug and kitchen dining room via two spacious openings giving the house an open plan feel.

The kitchen itself benefits from a good range of fitted base units with integrated appliances. This lovely space acts as the focal point to the house with its part vaulted ceiling and roof light allowing natural light to flood through the house. Access is enjoyed out into the gardens via French doors. Off the kitchen lies a useful utility

room with sink, space for white goods and bespoke cabinetry. A cloakroom completes the ground floor accommodation.

The bedroom accommodation is located off a spacious landing area together with a modern family bathroom suite and shower room. The bedrooms are all good-sized doubles, with bedrooms two and three both featuring built in wardrobes. The whole is offered in excellent decorative order throughout and includes a useful attic space above.

No. 7 Grange Close is approached at the end of the close via a shingled driveway leading up to a garage. The part-walled rear garden is a particular feature to the property with a delightful patio. The south facing gardens are mainly laid to lawn bordered by a superb range of planting and specimen trees.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

Local authority – Norwich City Council

LOCATION

Grange Close is situated off George Hill in the quiet and well serviced suburb of Old Catton. Positioned within easy reach of the centre of the city of Norwich with all its shopping, transport, and cultural facilities. Grange Close is close to local shopping, transport facilities and the outer ring road services the city, as well as the

Northern Distributor Road with Broadland and East Norfolk being within easy reach. Here is an excellent opportunity to acquire a first-class residence in a popular area close to the centre of the city.

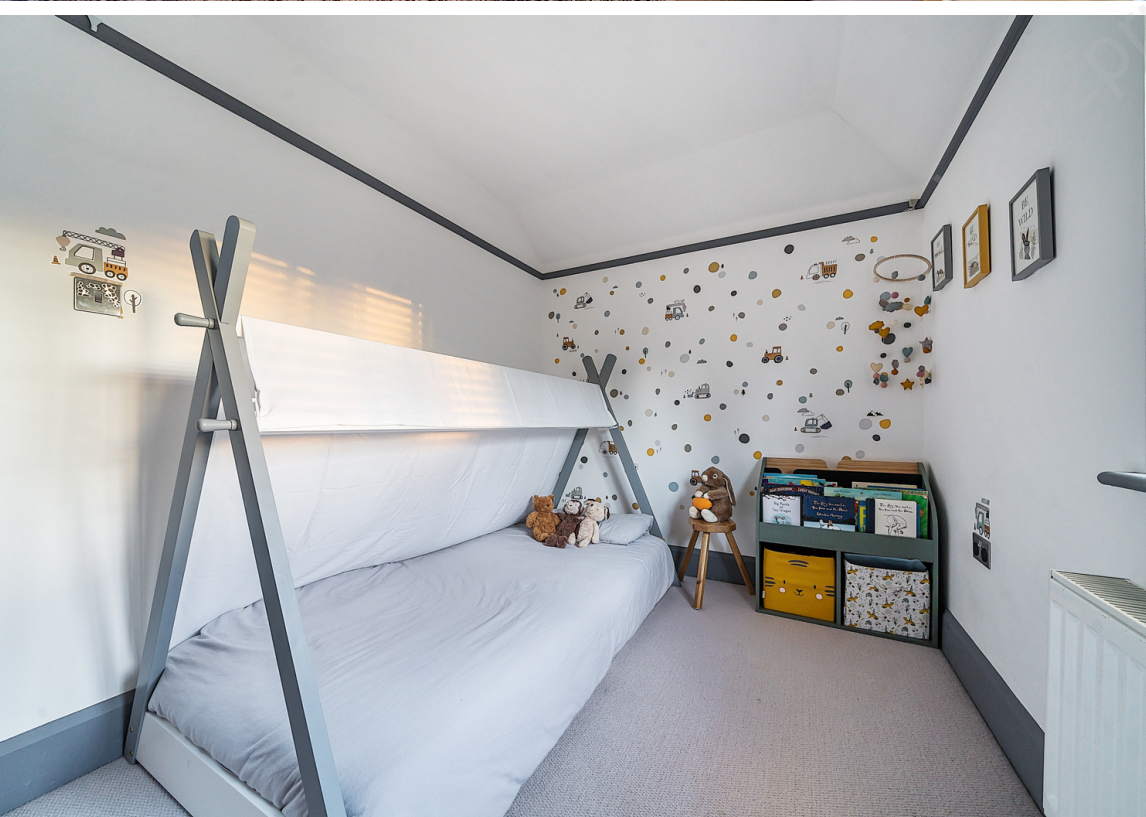
DIRECTIONS

Proceed out of Norwich on Magdalen Street, passing through the traffic lights into Magdalen Road. Bear left at the next set of traffic lights into the continuation of Magdalen Road and proceed up Constitution Hill. On reaching the outer ring road cross over the island and then take the left hand turn at the traffic lights by the Woodman public house into George Hill. Continue along George Hill for approximately 300 yards with the turning for Grange Close on the left. Number 7 is located at the end of Grange Close.

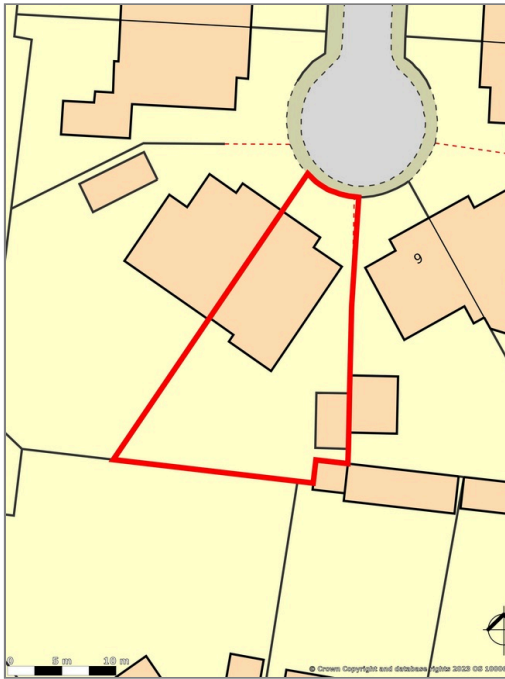
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



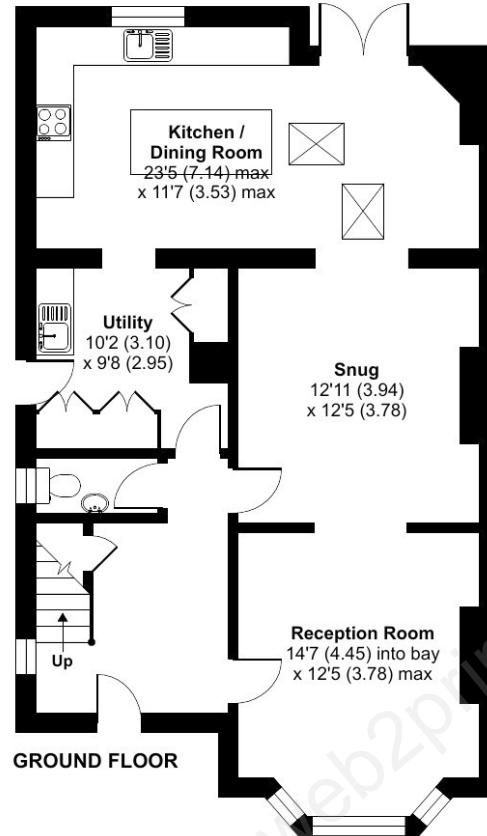




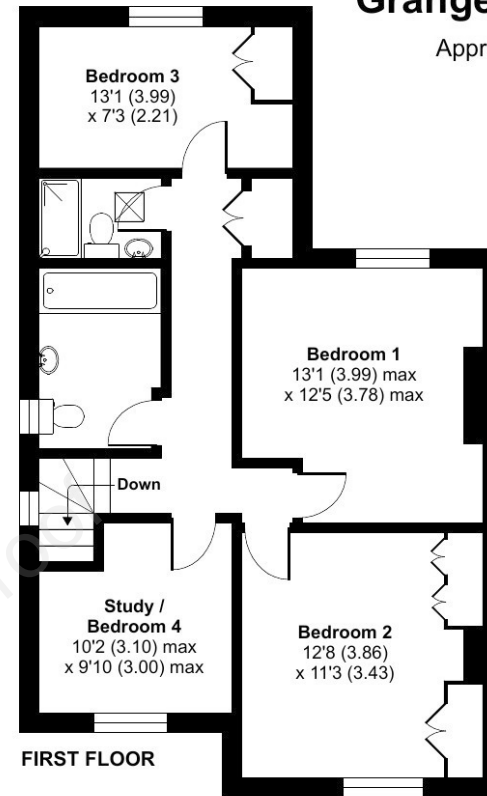
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Approximate Area = 1587 sq ft / 147.4 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1720 sq ft / 159.7 sq m

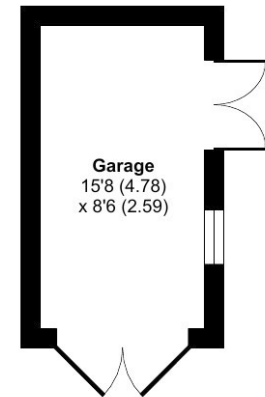
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 1060615

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