



Church Street, Old Catton - NR6 7DR

**STARKINGS  
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WATSON**

HYBRID ESTATE AGENTS



## Church Street

Old Catton, Norwich

NO CHAIN. Boasting an array of CHARACTER FEATURES throughout, this HISTORIC home, within the Old Catton conservation area is offered in flawless condition teeming with the perfect amalgamation of PERIOD CHARM and MODERN FITTINGS. Spanning just under 1200 Sq. ft (stms) the accommodation includes separate sitting room with a CAST IRON WOOD BURNER, dining room downstairs with 20' kitchen across the rear of the property, and a handy DOWNSTAIRS CLOAKROOM. The first floor offers FOUR BEDROOMS with one serving as a potential OFFICE, NURSERY or DRESSING ROOM. The property benefits from original wood internal doors, beamed ceilings, uPVC DOUBLE GLAZING and 2023 installed GAS FIRED CENTRAL HEATING. Externally, the rear garden extends back giving PRIVACY to create the ideal space to enjoy the summer sunshine.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Period Mid-Terrace Period Home
- 20' Sitting Room & Separate Dining Room
- 20' Fully Fitted Kitchen
- Four Bedrooms
- Close to Grade II Listed 70 Acre Catton Country Park
- Character Features Throughout
- Large & Private Rear Garden
- Sought After Location

Old Catton is a popular suburb to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops, church and a local pub. The historic Grade II Listed 70 Acre Catton Country Park is a very short walk away providing dog friendly woodland walks to explore, whilst the recreation ground close by offers a children's play area, tennis courts and other facilities. There is good access to the NDR (Broadland Northway) and a regular bus service into the city of Norwich with Park and Ride facility at either Norwich International Airport or Sprowston Park and Ride which are close by.

#### SETTING THE SCENE

The property is set back from the street set behind iron fencing to the very front with a gate giving way to the shingle fronted garden with manicured hedges leading to the front door.



## THE GRAND TOUR

Stepping inside you will find yourself on the tiled flooring which covers the majority of the downstairs apart from the sitting room which is carpeted. The entrance hall gives access to all living spaces on the ground floor, the stairs for the first floor and the two piece cloakroom located under the stairs. To your right is the brilliantly open sitting room space with a dual aspect allowing natural light to flood into the room, picture rails and cast iron wood burner set within the fireplace with a wooden beam mantle and tiled hearth. Sitting opposite to this room is the dining room, with integrated storage and front facing aspect with fireplace currently housing an electric flame effect fire. At the very rear of the property is the kitchen, overlooking the rear garden and offering a range of wall and base mounted storage set around complimentary rolled edge work surfaces. The kitchen has a high degree of functionality at its heart set with exposed wooden beams on the ceiling, with plumbing for the washing machine and dishwasher to your left, space for a tumble dryer and inset stainless steel sink with the integrated cooking appliances including a dual eye level oven and four ring gas hob with stainless steel splash-back set to your right. The first floor gives access to four double bedrooms and the family bathroom. To your right at the top of the stairs is the three piece family bathroom suite including wall mounted shower head all set upon exposed wooden flooring. The bedroom to the left of the stairs is a great sized double room with two lots of integrated storage set either side of the chimney breast with a very versatile room coming off this to the rear becoming a great space for a potential en-suite, dressing room, nursery or study. The two further bedrooms are both fantastically sized double rooms with one having a front facing aspect and built-in wardrobe and the other a rear facing aspect and carpeted flooring.

## FIND US

Postcode : NR6 7DR

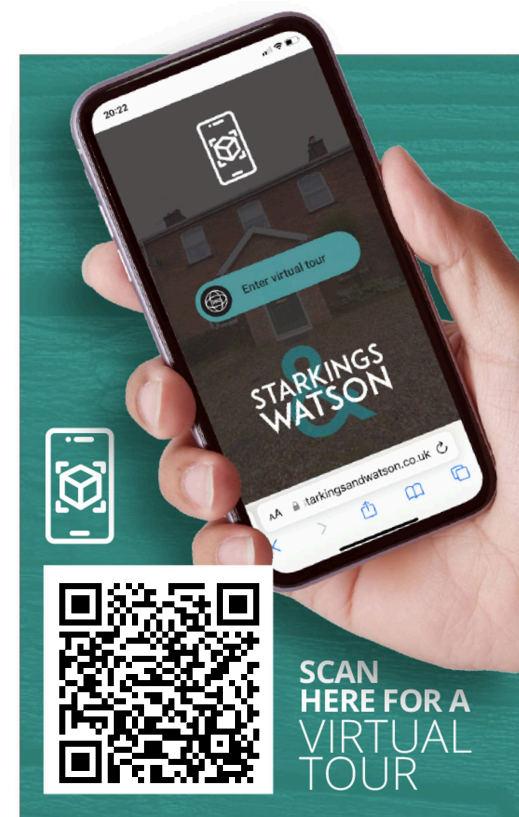
What3Words : ///beams.busy.submit

## VIRTUAL TOUR

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

## AGENTS NOTE

The property has rights of access through the neighbouring garden.



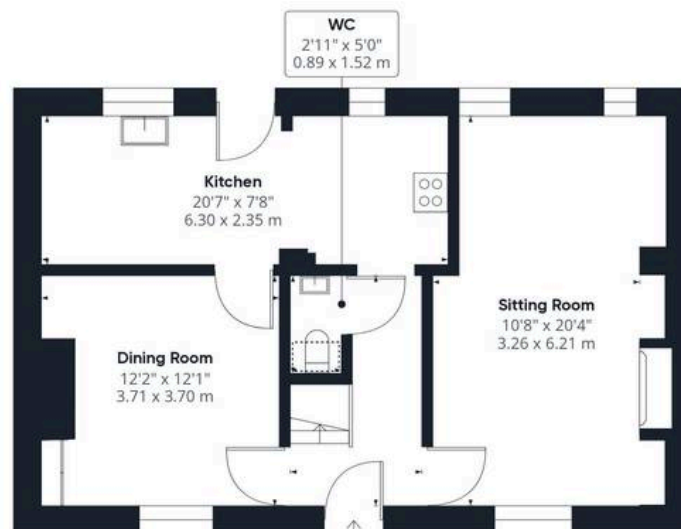




## THE GREAT OUTDOORS

Immediately to the rear of the property as you exit from the kitchen is a flagstone patio area stepping up towards the predominantly laid to lawn rear garden space. The garden is lined with historic red brick and flint walls leading to timber fencing at the rear. Within the external space also offering a brick, pitched roof outbuilding and two timber sheds.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1199.19 ft<sup>2</sup>

111.41 m<sup>2</sup>

**Reduced headroom**

4.01 ft<sup>2</sup>

0.37 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE 360**



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