

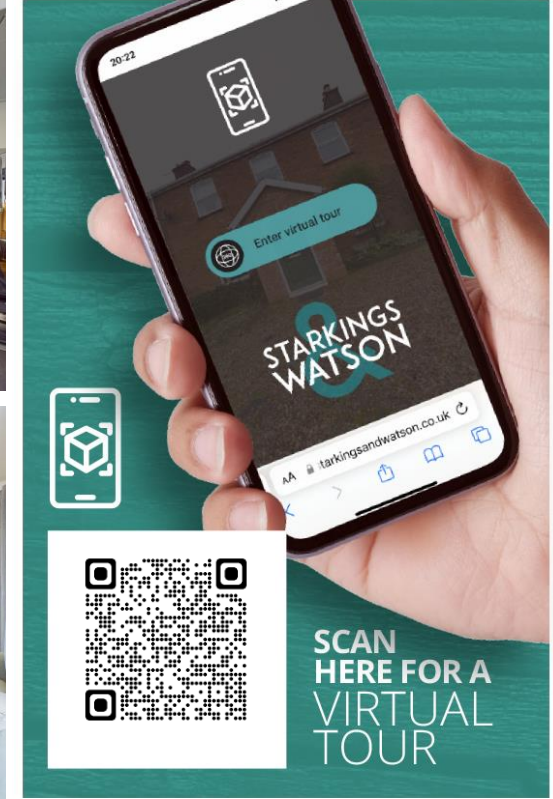
JUBY COURT

Old Catton, Norwich NR6 7FS

Leasehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Low Service Charges
- Ideal First Time Buy
- Allocated Parking
- Hall Entrance with Large Cupboard
- 19' Open Plan Living/Kitchen Space
- One Double Bedroom
- Family Bathroom with Shower
- Close to Broadland Northway/NDR

IN SUMMARY

VENDOR FOUND! Located close to the BROADLAND NORTHWAY for easy access, the property is only around two years old, and is presented in EXCELLENT CONDITION. Allocated PARKING can be found outside, with the accommodation based off a HALL ENTRANCE with a built-in cupboard. The main living space extends to 19' and includes room for SITTING, DINING and ample KITCHEN units. The DOUBLE BEDROOM extends to 14', with the family bathroom opposite, with a SHOWER over the bath.

SETTING THE SCENE

With green space to front, the development offers an excellent outlook with a hard standing car park offering allocated parking. A secure entry telecom system takes you inside, where stairs lead to the first floor.

THE GRAND TOUR

Heading inside, the carpeted hall includes an entry telecom system and a large built-in storage cupboard and view across Norwich Airport. Heading around,

the family bathroom is straight ahead, complete with a white three piece suite, tiled splash backs and a shower over the bath. The main double bedroom sits adjacent, finished with fitted carpet and a full length window to front which looks over the car park and green space. Heading into the main living room, an L-shape room forms the kitchen, sitting and dining spaces. Fitted carpet runs through the main space, with room for seating and a table, with a window and full length window providing excellent natural light. The kitchen area sits on wood effect flooring, with a range of wall and base level units, space for white goods, and an integrated gas hob and electric oven.

THE GREAT OUTDOORS

There is no formal garden space, but the development includes a large amount of green space, along with a range of excellent local walks nearby.

OUT & ABOUT

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

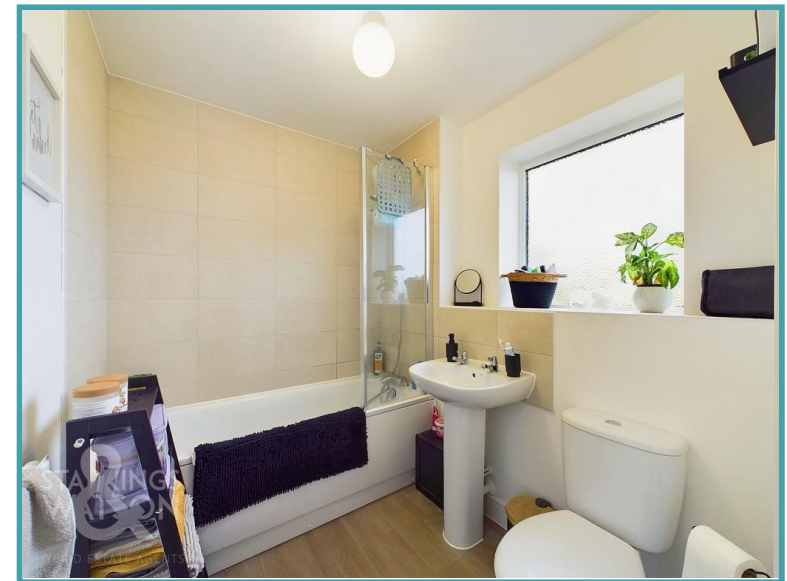
FIND US

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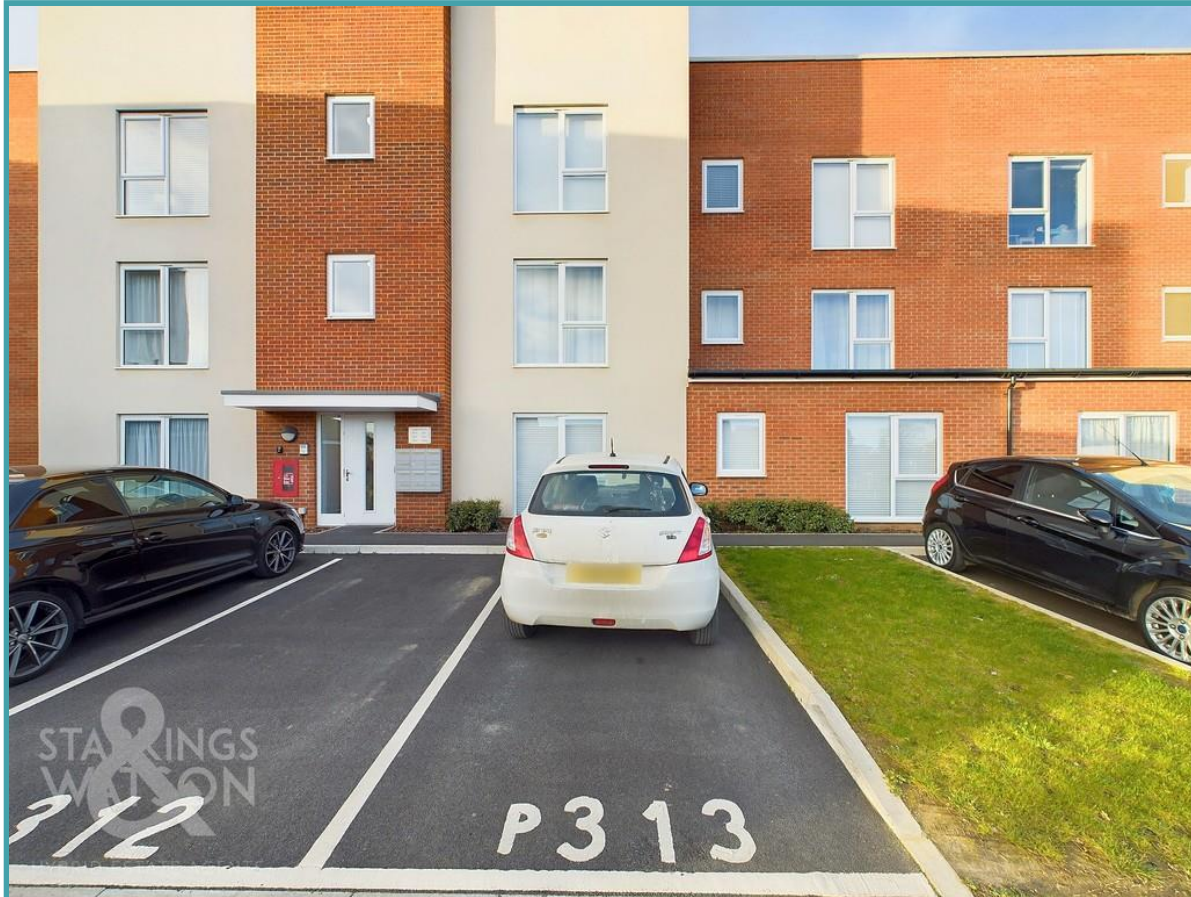
What3Words : ///senior.fakes.juices

VIRTUAL TOUR

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



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



AGENTS NOTE

The lease is for a term of 125 years which commenced in 2022. A monthly service charge is applicable with the amount to be confirmed.

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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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.

(1) Excluding balconies and terraces

Approximate total area^m
617.8 ft²
57.4 m²

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