



THE STORY OF

11 Appleacres

Old Catton, Norfolk

SOWERBYS

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11 Appleacres

Old Catton, Norwich, Norfolk
NR6 7BA

Handsome Executive Home

Six Bedrooms, Five Bathrooms

Immaculately Presented Throughout

Versatile Accommodation Extending
to Almost 3,500 sq. ft.

Exclusive and Popular Setting

Arranged Over Three Floors

Within Easy Reach of the City Centre and Rail Links

Large Driveway and Double Garage

Spacious Landscaped Rear Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





“An immaculately presented home, striking design is accompanied by the functionality to deal with a modern lifestyle.”

Standing proud amongst an exclusive and highly popular collection of homes, this exceptional family residence showcases timeless architecture alongside almost 3,500 sq. ft. of sprawling and immaculately presented accommodation. Boasting a striking design, this is harmoniously interwoven with the functionality and homely embrace required to accompany the ever-changing demands of a modern and fulfilling family life.

A welcoming reception hall provides a warm embrace upon returning home each day with such generous proportions that

this could easily be a reception in its own right.

Arguably the star of the ground floor accommodation is the extraordinary kitchen/dining room offering a breathtaking space in which to create memories as a family. Elegant cabinetry features a breakfast bar island, providing the perfect threshold for both dining and a further seating area. Awash with natural light from a dramatic glazed roof lantern, a full run of bi-fold doors also ushers the landscaped garden into this enchanting area.





Elsewhere on the ground floor, excellent balance is found with a selection of more traditional receptions. These include a large formal sitting room, dining room/snug, and even a well-positioned study to the front - all bringing invaluable versatility.

The downstairs is completed with a large utility which takes care of the practicalities, alongside a guest WC, and shower room.

The decadent proportions continue to the first floor where four superb double bedrooms are found. The principal suite boasts a wealth of fitted wardrobes, in addition to the luxurious shower room en-suite, whilst a guest bedroom showcases yet further integrated storage and an en-suite of its own. Two further double bedrooms are well-served by the central family bathroom and complete the impressive first floor.

As the accommodation continues to sprawl up to the second floor, two further large bedrooms share a central bathroom and deliver a wonderful atmosphere to this top floor. Whilst comfortably serving as bedrooms - if needed - these characterful rooms boast space enough to serve as brilliant companions to a fulfilling lifestyle making excellent studios, hobby rooms, peaceful libraries or even an entire floor for older children to have their own space at the top of this noteworthy home.

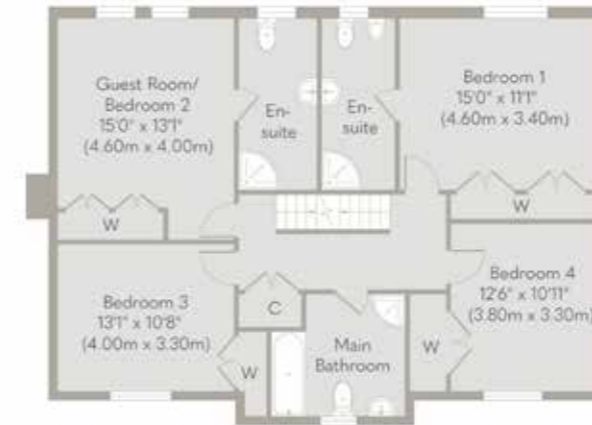
The generous grounds this home enjoys are evident immediately from the large paved driveway, set amongst manicured front lawns, accompanied by a detached double garage.

To the rear, an oasis of calm embraces the home with yet more well-kept lawns interspersed with multiple sun terraces ideally placed to make the very best of the all day sunshine. Well-stocked borders have been lovingly tended and make for a full and thriving perimeter under the watch of some handsome mature trees.





Second Floor
Approximate Floor Area
693 sq. ft.
(64.4 sq. m)



First Floor
Approximate Floor Area
1,063 sq. ft.
(98.8 sq. m)



Ground Floor
Approximate Floor Area
1,651 sq. ft.
(153.3 sq. m)

Garage
Approximate Floor Area
339 sq. ft.
(31.4 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Old Catton

IS THE PLACE TO CALL HOME



A charming village located on the outskirts of Norwich city centre, the village of Old Catton has a long history, dating back to at least the

Saxon period. It was mentioned in the Domesday Book of 1086, which recorded it as "Cattuna." Over the centuries, the village evolved and grew, and its name eventually changed to "Old Catton."

One of the most prominent landmarks within the village is St. Margaret's Church, a beautiful medieval parish church which dates back to the 14th century. Old Catton maintains a strong sense of community, making it a wonderful place to live or visit. The village has a close-knit feel, with friendly locals and a welcoming atmosphere.

The village's picturesque setting adds to its appeal. Surrounded by the lush Norfolk countryside, offering peaceful walks, scenic views, and opportunities to connect with nature. The River Wensum runs nearby, further enhancing the area's natural beauty.

Despite its historical roots, Old Catton is well-equipped with modern amenities to cater to the needs of its residents. Local shops, pubs, and restaurants provide convenience and options for those who call the village home.

Additionally, the proximity to Norwich ensures that all major services and facilities are within easy reach. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains from Norwich to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



"The rear garden is an oasis of calm."

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SERVICES CONNECTED

Mains water, electricity, gas, and drainage.
Gas-fired central heating with downstairs underfloor heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0638-6088-7209-3015-2970

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

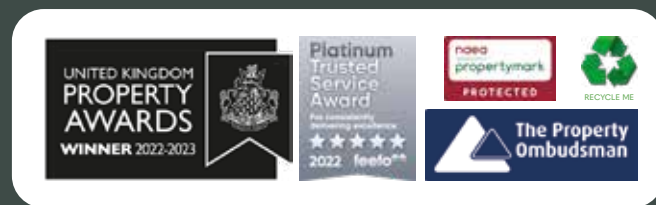
Freehold.

LOCATION

What3words: ///emerge.trucks.slowly

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