

propertyladder



St. Faiths Road, Old Catton, NR6 7BN

A Chain Free Two Bedroom Detached Bungalow!

GUIDE PRICE £295,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

Charm. Space. Possibility!

Located on a highly sought-after road in Old Catton, this detached bungalow presents a fantastic opportunity for buyers looking to put their own stamp on a property. Offered with no onward chain, the home requires modernisation throughout, making it an ideal blank canvas for renovation enthusiasts!

The spacious accommodation boasts a welcoming entrance hall, leading to a generously sized living room, two well-proportioned double bedrooms, a family bathroom, and a functional kitchen. A bright conservatory provides additional living space, perfect for relaxing while overlooking the garden. The property also benefits from a number of useful storage cupboards, ensuring practicality is not compromised.



“The well maintained garden offers a peaceful retreat surrounded by mature trees, vibrant shrubs, and carefully curated greenery”



Overview

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- DRIVEWAY & GARAGE
- DESIRABLE ROAD OF OLD CATTON
- GENEROUS LIVING ROOM
- CONSERVATORY
- MATURE & ENCLOSED GARDEN





Location

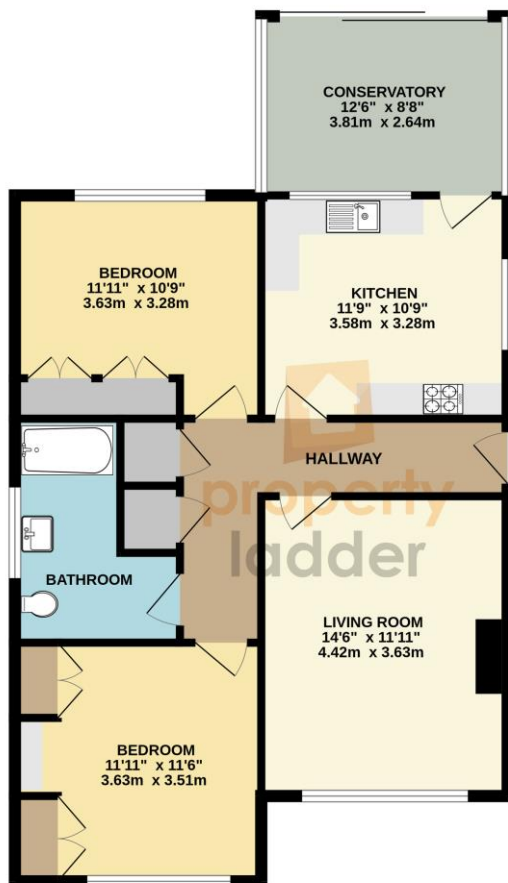
Old Catton is a Norwich suburb, which lies about two miles north-east to the centre of the city of Norwich. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. It is perfectly situated for enjoying the many attractions of Norwich, which include the Cathedral, The Forum, Norwich Castle and the city's famous covered market. Norwich also has a variety of good schools in both the private and public sectors.



Outside

Outside, the property offers ample off-road parking with its driveway and has the added convenience of a detached garage, for additional parking or storage. The well-maintained garden offers a peaceful retreat surrounded by mature trees, vibrant shrubs, and carefully curated greenery. A central lawn stretches back, while a paved path guides you along one side past flowering plants and a well-kept hedge.

GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

EPC TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.



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