

propertyladder



The Paddocks, Norwich, NR6 7HD

A Stylishly Re-Modelled Three Bedroom Detached Home!

GUIDE PRICE £335,000 - £350,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

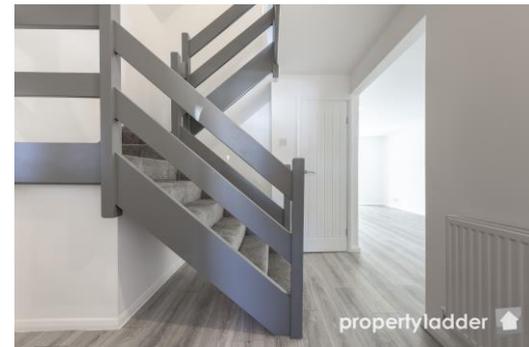
ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS LIVING, READY TO ENJOY!

Having undergone a full makeover, the property now boasts a brand-new fitted kitchen and a contemporary bathroom, making it completely move-in ready. The ground floor offers a bright and spacious open plan living room that opens onto a lovely conservatory, flooding the space with natural light and providing access to the rear garden. A sleek kitchen/dining room (open plan to the living space) sits at the front of the home, while a double bedroom on the ground floor provides ideal versatility - perfect for guests, home working, or those needing single-level accommodation. The house further benefits from solar panels!

Upstairs, you'll find two further double bedrooms, both well proportioned, and a stylish new family bathroom.

“The rear garden is a great size - mainly laid to lawn with a small patio area perfect for outdoor seating or summer barbecue”



Overview

- Beautifully re-modelled detached home with solar panels
- Offered with no onward chain
- Stylish brand-new open plan kitchen
- Contemporary new bathroom suite
- Three well-proportioned bedrooms
- Spacious and bright open-plan living area
- Large car port and garage



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.

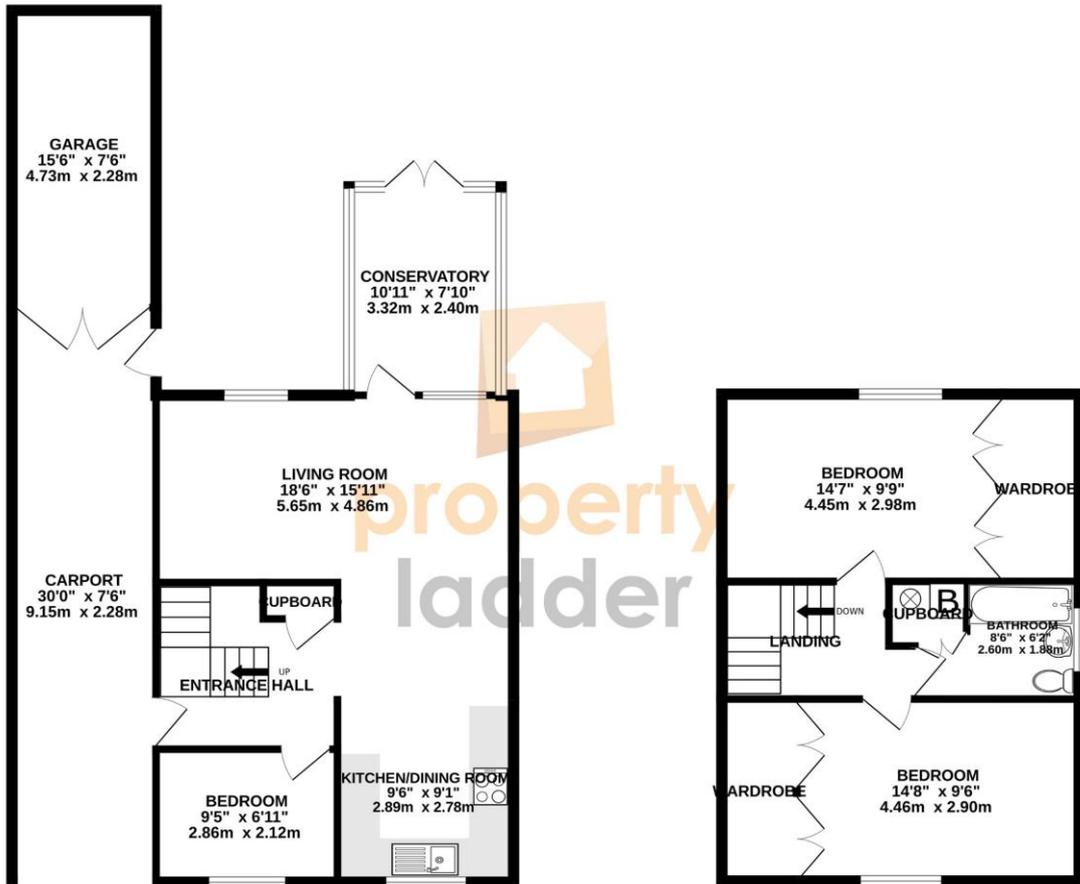


Outside

The property sits on a generous plot with plenty of outdoor space to enjoy. To the front, a large car port offers covered parking and leads to a detached garage, ideal for additional storage or workshop use. The rear garden is a great size - mainly laid to lawn with a small patio area perfect for outdoor seating or summer barbecues. Enclosed and private, it offers a blank canvas for those wanting low maintenance or scope to landscape further.

GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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



98 Crostwick Lane, Spixworth, NR10 3NQ



T 01603 898100

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