



21 Edgefield Close | | Old Catton | NR6 7HP

£275,000

Beautifully extended and brimming with charm, this stunning semi-detached home offers an exceptional blend of space, style, and versatility—perfect for modern family living. Uniquely attached at a single level to a neighbouring bungalow, it enjoys a wonderfully private and individual feel. Step inside to discover a showstopping open-plan kitchen and dining area, designed for entertaining and everyday life alike, complemented by sleek modern units and elegant finishes. A separate, cosy living room provides the perfect space to unwind. Upstairs, three generously sized bedrooms and a contemporary family bathroom are all immaculately presented. Outside, the delights continue with a beautifully kept rear garden, complete with a patio ideal for summer evenings, plus a garage and off-street parking for added convenience. Set in a sought-after residential location, this stylish and spacious home is ready to move into and enjoy—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of dimensions, fixtures and fittings are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hexion 12/20

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Full fibre broadband available.
Mains water and electric.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor,

Lounge 12'7" x 10'10"

Kitchen/Diner 16'4" x 14'6"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'10" x 7'9"

Bedroom Two 9'10" x 8'8"

Bedroom Three 9'1" x 6'7"

Bathroom 6'1" x 5'4"

Outside

Lawned front garden, off road parking, garage and an enclosed lawned garden with patio seating area.

Local Authority

Broadland District Council, Tax Band B.

Tenure


Freehold

utilities

<https://www.gilsonbailey.co.uk>
01603764444



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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