

propertyladder



The Paddocks, Norwich, NR6

A Detached 3 Bedroomed Detached Chalet!

GUIDE PRICE £289,950 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CORNER PLOT CHARM WITH ENDLESS POSSIBILITIES!

Tucked away within The Paddocks, this chalet-style home offers a fantastic opportunity to buy into one of Old Catton's most popular addresses. The property sits on a generous corner plot, with wrap-around gardens offering plenty of space to enjoy or extend (subject to planning). Inside, the layout is flexible and well-proportioned. The entrance hall leads to a bright lounge/dining room with a conservatory beyond, providing a pleasant outlook over the garden. The kitchen, while dated, is functional and offers clear potential for modernisation. A ground floor bedroom adds versatility - ideal as a study or guest room. Upstairs are two further bedrooms, both with sloping ceilings adding character, and a family bathroom.



“the property sits
on a generous corner
plot, with wrap-around gardens”



Overview

- New Electric Fuse Box Fitted
- Spacious corner plot with mature gardens
- Three bedrooms across two floors
- Light and airy lounge/dining room
- Conservatory overlooking the garden
- Fitted kitchen with scope to update
- Ground floor bedroom or study
- First Floor Bathroom
- Driveway and garage for off-road parking
- No onward chain for a smooth sale



Location

Old Catton is a highly regarded suburb just north of Norwich, known for its friendly community, village green, and easy access to shops, schools, and transport links. There's great access to the city centre and the NDR, while nearby Catton Park offers open space for walks and recreation - all within minutes of your doorstep.

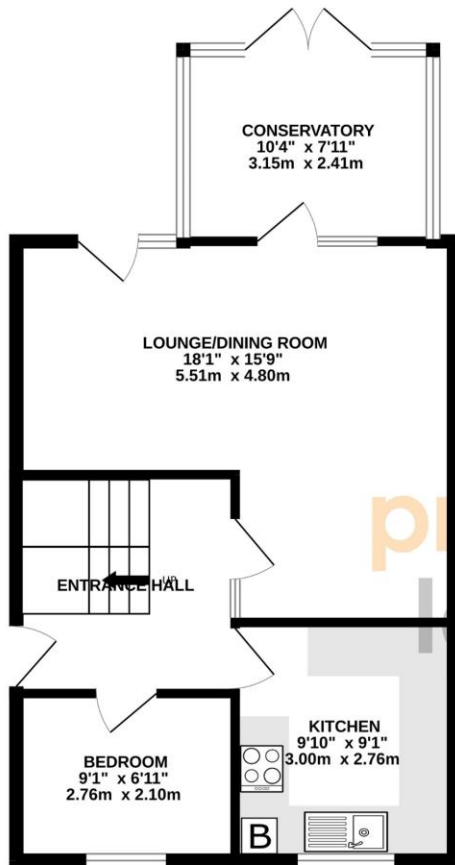


Outside

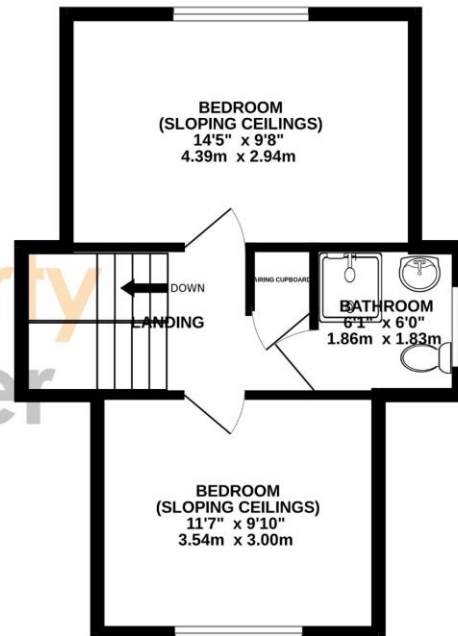
Outside, the home enjoys a private rear garden, a detached garage, and driveway parking.

Offered with no onward chain, this is a home that's ready for its next owner to make their mark and enjoy everything this superb location has to offer.

GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	87 B

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Selling your home?

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

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