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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## Hunter Road, Old Catton, Norwich, Norfolk, NR6 7GF

Built in 2023, this modern detached family home is located in the popular suburban village of Old Catton and within easy access to local amenities to include a medical centre, a recreation park, shops and schools. Conveniently located less than two miles north east of the county's historic city centre, Old Catton readily affords near access into Norwich whilst also providing a community lifestyle on the fringe of the city.

Set back from the road with a communal green space to the front, the property is approached over a paved pathway bordered on one side by a lawn garden and the other by a brick weave driveway providing off-road parking and access to a garage. To the rear, a paved terrace extends away to a lawn garden bordered by flower beds.

Well-presented throughout, the property affords versatile accommodation for any modern-day family. It enters into a welcoming entrance hallway where separate internal doors lead into a cloakroom, a study, a separate dining room, a family lounge and a modern kitchen, both with double doors that open out to the rear garden. To the first floor, a family bathroom and four bedrooms, two with en-suites completes the accommodation.

Life at the property is further complemented in its proximity, of under two miles to the dual Northern Distributor Road and around three miles to the city centre and beyond to the train station, Norwich City Football Stadium and the Riverside Retail Park.



Detached



House



Modern



3 Bathrooms



3 Receptions



4 Bedrooms



Tax Band E

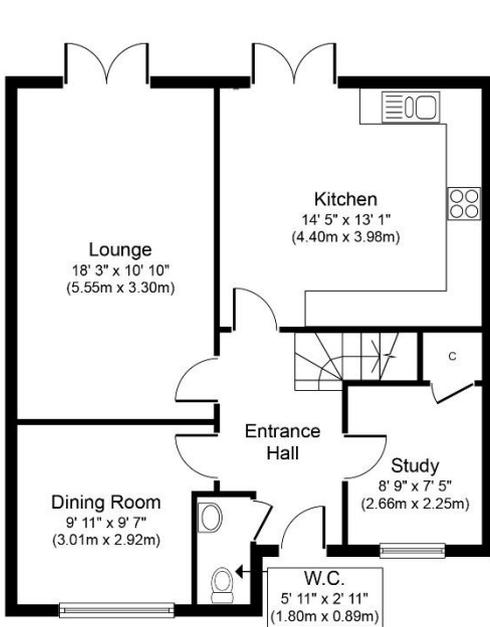


Off-Road  
Parking

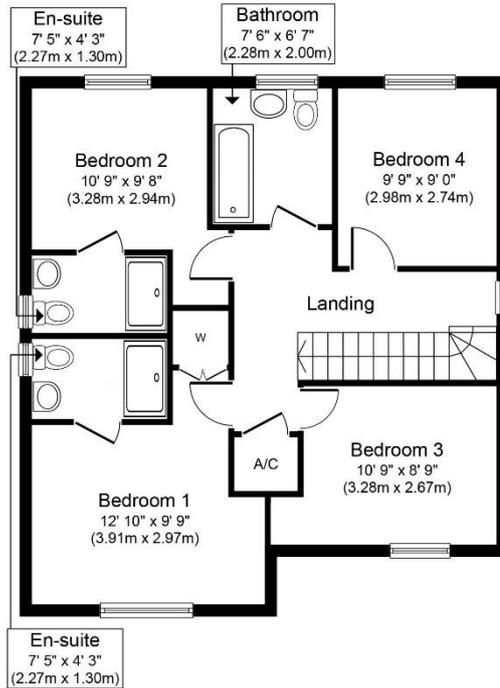


Garage

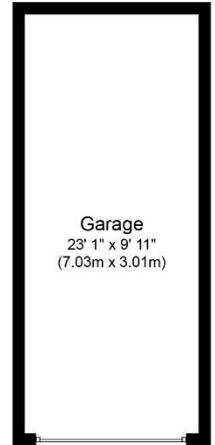




**Ground Floor**  
Approximate Floor Area  
685 sq. ft.  
(63.7 sq. m.)



**First Floor**  
Approximate Floor Area  
584 sq. ft.  
(54.3 sq. m.)



**Garage**  
Approximate Floor Area  
221 sq. ft.  
(20.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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