



Catton Court St. Faiths Road, Norwich - NR6 7AJ



Catton Court St. Faiths Road

Norwich

Situated a short walk from all local amenities and local bus links this well-regarded OVER 55's SETTLEMENT offers both comfort and security in a welcoming community setting. With the property found at the very edge of the development, it offers a PRIVATE REAR GARDEN and comfortable living space. Both of the TWO BEDROOMS are served by an updated and fully tiled SHOWER ROOM with the adjacent side of the home offering a generous 17' DUAL ASPECT SITTING ROOM which also leaves room for a formal dining table. The kitchen can be found beyond with INTEGRATED APPLIANCES and direct access to an all uPVC DOUBLE GLAZED conservatory beyond overlooking the rear garden. Communal parking can be found a very short walk from the home within the well maintained gardens.



Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- No Chain
- Well-Regarded Over 55's Settlement
- Maintained Outside Spaces
- Residents Lounge & Overnight Guest Facilities
- Two Bedrooms & Shower Room
- 17' Sitting Room Leading Into Kitchen & Conservatory
- Short Walk To Local Amenities & Bus Routes

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by as well as the Broadland Northway.

SETTING THE SCENE

With access coming through a communal parking space, the property can be found tucked away on the very edge of the settlement with a tarmac walkway leading towards the property with well maintained lawn frontage and colourful planting edges before the front door.



THE GRAND TOUR

Once inside, a central lobby allows access to all living accommodation within the property as well as a three piece bathroom suite complete with corner shower unit, all tiled surround and wall mounted heated towel rail. The largest of the bedrooms can be found just behind the shower room with open uPVC double glazed window into the rear garden and generous floor space leaving ample room for a large double bed with additional storage solutions and electric storage heater mounted on the wall. The smaller bedroom is located just next door, perfect for housing a single bed or to be used as a potential hobby room. Again with views into the rear garden and wall mounted radiator. Stepping beyond two handy built in storage cupboards within the hallway, the main sitting room merges at the end with a dual facing aspect and large open floor space for fitted carpeted flooring plus a feature fireplace with hearth and mantle below. The space is conducive to a choice of potential layouts and would leave room for a dining table if so desired. The kitchen sits just beyond with a mixture of wall and base mounted storage units sat around rolled edge work surfaces which in turn give way to an integrated ceramic hob with extraction above and eye level built in oven whilst leaving room and plumbing for a washing machine plus standalone fridge/freezer. The wooden effect flooring leads you through a door taking you into a conservatory, all double glazed with wooden effect flooring, the space opens up onto the rear garden patio with uPVC French double glazed doors. The property is fitted with a Tunstall pull cord system in many of the rooms for safety and peace of mind for residents and family.

FIND US

Postcode : NR6 7AJ

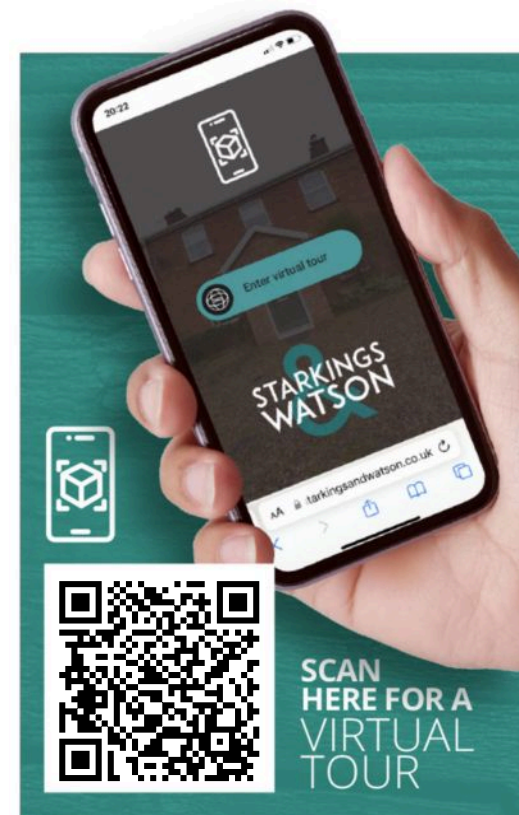
What3Words : ///than.scar.image

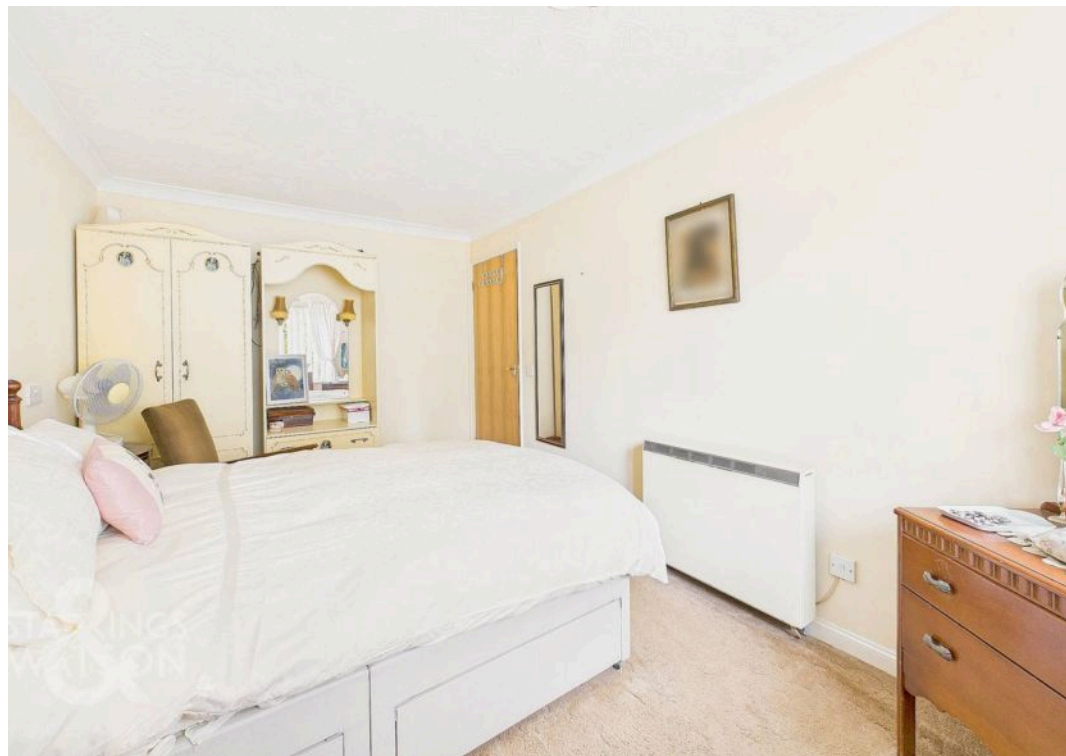
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 87 years currently remaining on the lease. The service charge comes to £2400 per year and the ground rent a total of £334 paid in two 6 monthly instalments of £167. This includes use of the community function room, maintenance of the grounds while families visiting loved ones can stay the night in a private visitors suite at the cost of approx. £35 per night.



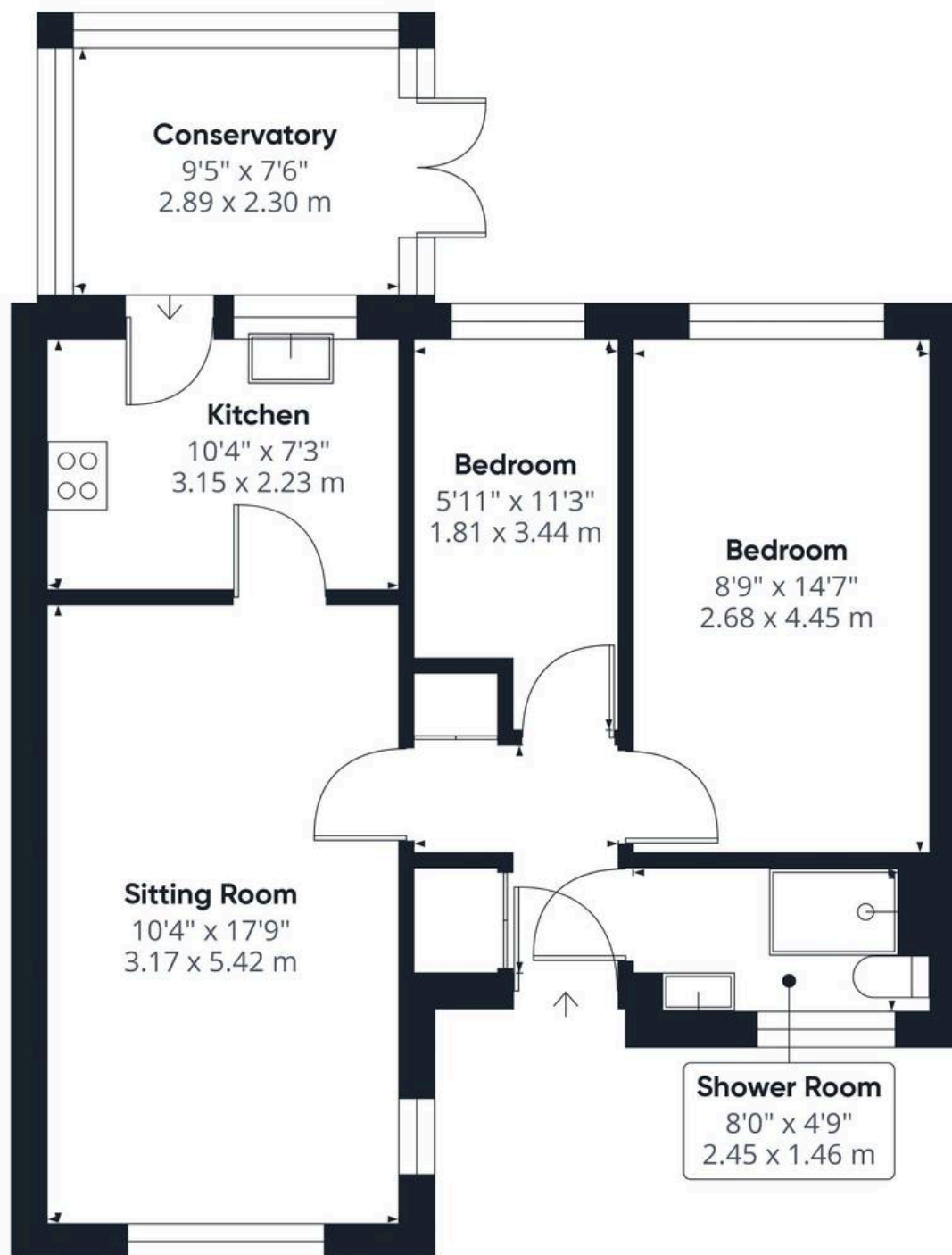




THE GREAT OUTDOORS

The rear garden itself is fully enclosed to both sides and the rear with timber fencing featuring mature shrubs and hedges at the very rear for privacy and vibrancy. A flagstone patio seating area creates the ideal space to enjoy the summer sunshine with raised planting beds to either side at the rear of the garden.





Approximate total area⁽¹⁾

610.1 ft²

56.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.