

90 Lodge Lane
Old Catton
Norwich
NR6 7HJ



ATTIK
CITY | COUNTRY | COAST

90 Lodge Lane

Guide Price £400,000

The immaculate executive home...

90 Lodge Lane, Old Catton – A Substantial Executive Home in a Prime Location

Nestled along the ever-popular Lodge Lane in the desirable village of Old Catton, this extended executive detached home offers a rare opportunity to acquire a beautifully presented and spacious residence, set within generous and thoughtfully landscaped grounds.

The property enjoys excellent kerb appeal, with a wide frontage, mature tropical planting, and off-road parking for multiple vehicles, in addition to a single garage located at the rear. The home has been significantly extended to both the ground and first floors, creating an impressively large footprint ideal for modern family life.

Internally, the accommodation flows effortlessly. A stylish entrance porch welcomes you in, offering ample space for coats and shoes. The ground floor boasts a formal dining room, perfect for entertaining, which leads into an immaculate dual-aspect sitting room bathed in natural light and features a free standing electric fire.

The heart of the home is a contemporary kitchen/breakfast room, complete with space for appliances, generous worktop space, and an adjacent utility area – a rare find in homes of this style. A bright sunroom extension to the rear offers year-round enjoyment and links seamlessly to the rear garden.

Upstairs, the space continues to impress. There are four generous bedrooms, with the principal suite enjoying a luxurious ensuite with a roll-top bath and charming views over the front garden. A well-appointed family bathroom completes the first floor.

The rear garden is a tranquil oasis, with a mix of decking, lawn and shingle – ideal for alfresco dining, relaxing in the sun, or pottering in the summer house. Side access and cleverly zoned outdoor areas provide great versatility for families.

Location-wise, the property is ideally situated for access to Norwich city centre, just a short drive away, and benefits from excellent road links, with the Norwich Northern Distributor Road (NDR) nearby, offering swift connections to surrounding villages, the coast, and the wider region.

Whether upsizing, relocating, or seeking a forever home in a sought-after setting, 90 Lodge Lane offers a unique blend of space, style, and superb positioning.

Agents notes...

A pre-recorded walkaround tour is available for this property. EPC to follow.

Local Authority
Broadland

Council Tax Band D

EPC Rating



Contact

01603 964777

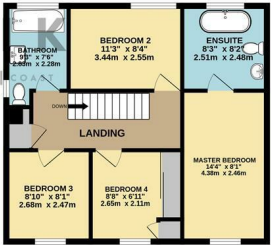
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GROUND FLOOR
871 sq. ft. (80.9 sq. m.) approx.



1ST FLOOR
564 sq. ft. (52.4 sq. m.) approx.



TOTAL FLOOR AREA: 1435 sq. ft. (133.3 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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