

abbot**Fox**





Old Catton, NR6  
*£430,000*

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**













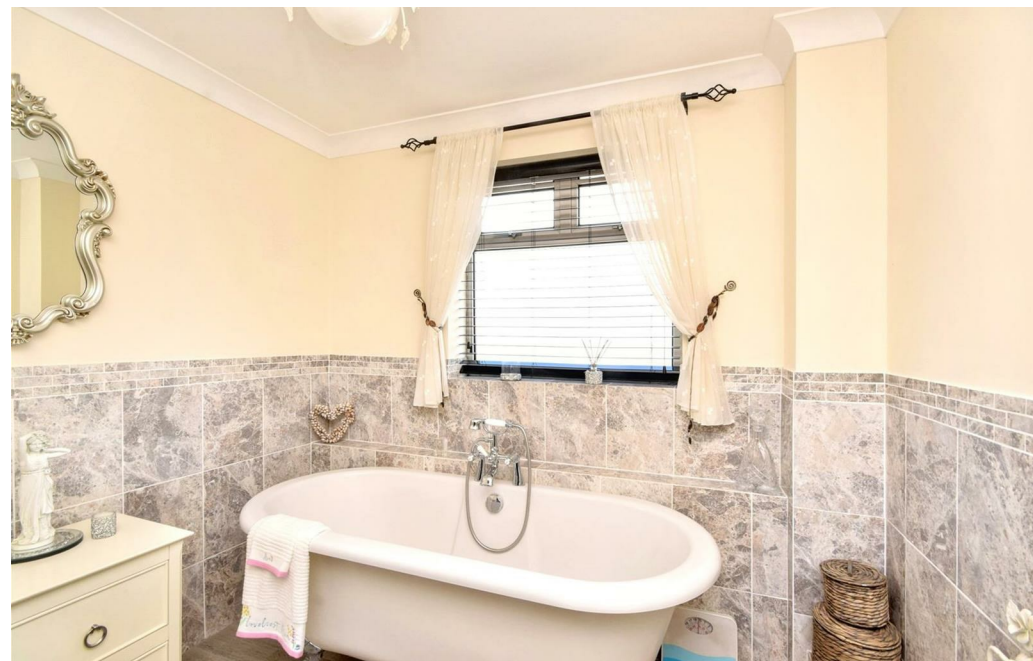
## THE DETAIL\_\_\_\_\_

abbotFox presents this exceptional opportunity to acquire a beautifully extended four-bedroom detached home, perfectly positioned on the ever-popular Lodge Lane in the heart of Old Catton.

Offering generous and versatile living spaces, this home has been thoughtfully updated to suit the demands of modern family life. The ground floor boasts a welcoming entrance hall, leading to a dining room, lounge, kitchen breakfast room, utility and sun room. Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with an en-suite, alongside a contemporary family bathroom.

Externally, the home continues to impress with an enclosed private garden, which affords a high degree of privacy. Off road parking and a garage are also set to the rear of this property.

Situated close to highly regarded local schools, parks, and excellent amenities, the property offers the perfect blend of space, style, and convenience ideal for families looking to settle in one of Norwich's most desirable suburbs.





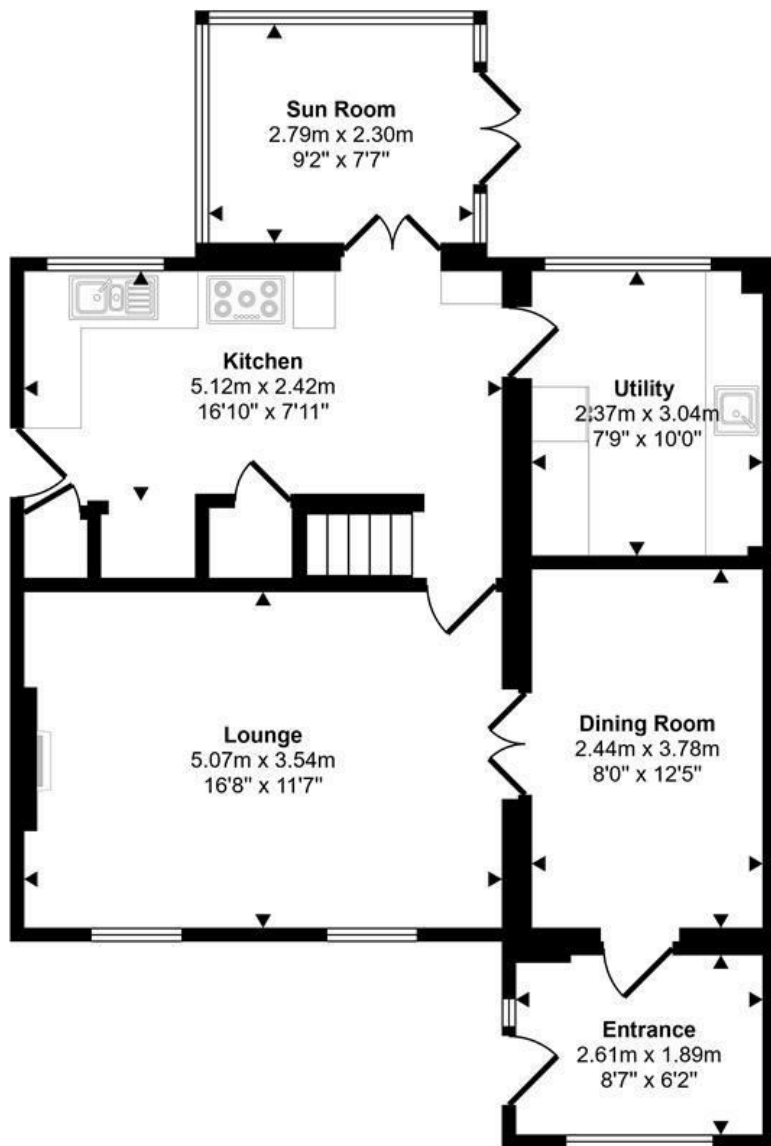




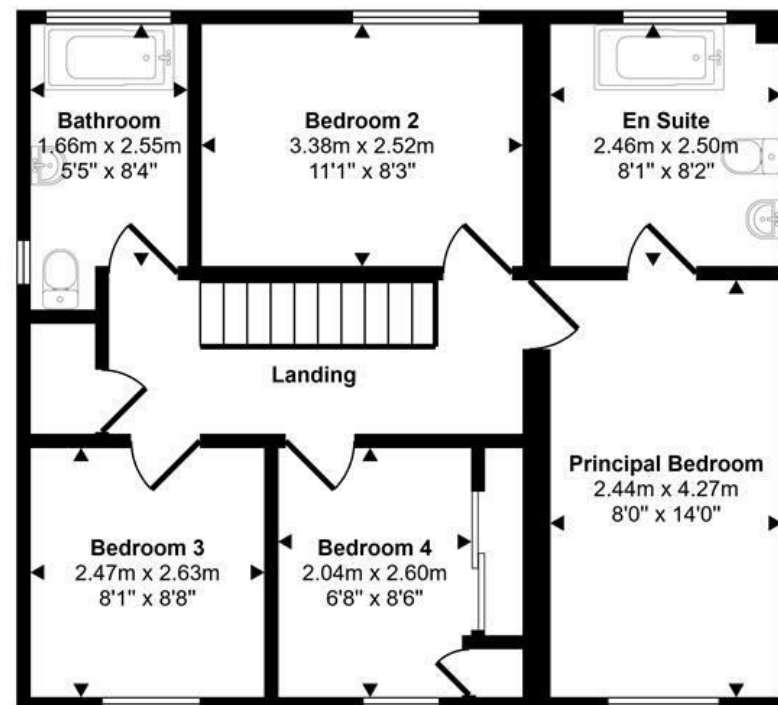


## THE HIGHLIGHTS\_\_\_\_

- Extended family home
- Four bedrooms
- Generous living accommodation
- Popular residential location
- Easy access to a wealth of local amenities
- Internal viewing advised



Ground Floor  
Approx 67 sq m / 723 sq ft



First Floor  
Approx 56 sq m / 599 sq ft

*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.