

FREEHOLD



House - End Terrace

OULTON ROAD OLD CATTON NR6 6DE

Offers In Excess Of
£260,000

FEATURES

- End Terrace
- Many Features
- Sitting Room
- Wc
- Landscaped Garden
- Well Presented
- Kitchen/Diner
- Three Bedrooms
- Shower Room
- Allocated Parking



3 Bedroom House - End Terrace located in Norwich

Welcome to Oulton Road in the charming area of Old Catton, Norwich, this fabulous end-terrace family home offers a perfect blend of modern design and comfortable living. Built in 1950, the property spans an impressive 1,033 square feet and has been beautifully presented, showcasing a designer feel throughout.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen and dining room, ideal for family meals and entertaining. The stunning sitting room, with its double doors, opens directly onto a meticulously landscaped rear garden, creating a seamless flow between indoor and outdoor spaces—perfect for summer gatherings and parties. A convenient WC is also located on the ground floor.

Upstairs, you will find three generously sized bedrooms, providing ample space for family or guests. The shower room and separate WC add to the practicality of this well-thought-out home.

The rear garden is a true highlight, designed for low maintenance yet offering an inviting atmosphere for entertaining family and friends under the warm summer sun. The property is conveniently located with excellent bus routes, easy access to the NDR, and proximity to the airport, making it an ideal choice for those who value connectivity. Additionally, the local Co-Op is just a short walk away, ensuring that everyday amenities are within easy reach.

This charming home is offered with no onward chain, making it an attractive opportunity for prospective buyers. With its appealing features and prime location, this property should undoubtedly be at the top of your list. Don't miss your chance to make it your own before it's gone!

Entrance Hall

Entrance door to the front, stairs to the first floor, under stair recess and door to cupboard and kitchen/dining room and wc.

Wc

Sealed unit double glazed window to the front, wc, wash hand basin and tiled splash backs.

Kitchen/Dining Room

19'9 x 9'3

Sealed unit double glazed window to the front, range of base and wall mounted units with wood worksurface and breakfast bar, Belfast sink unit, integrated hob, oven and extractor fan over. space and plumbing for washing machine. Lovely country style kitchen with plenty of light coming in from the full width sealed unit double glazed double doors in the dining area, seamlessly connecting the landscaped garden and door to the sitting room. Radiator.

Sitting Room

13'9 x 10'6

Sealed unit double glazed double doors also out to the rear, giving a flood of light through to this stunning space, designer feature wall with corner free standing wood burner giving a cosy designer feel to this super relaxing space. Radiator.

Landing

Doors to all bedrooms, bathroom and wc,

Principal Bedroom

14'0 x 9'6 max

Sealed unit double glazed window to the rear, radiator, wardrobe.

Bedroom Two

13'8 x 8'5

Sealed unit double glazed window to rear, radiator and wardrobe.

Bedroom Three

13'9 x 5'7

Sealed unit double glazed window to rear, radiator and wardrobe.

Bathroom

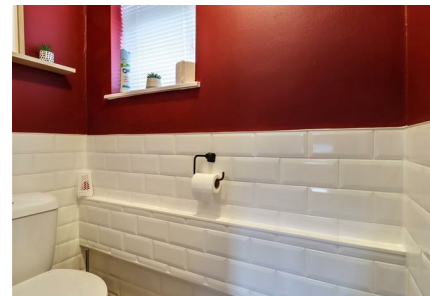
Sealed unit double glazed window to the front, double shower and wash hand basin, part tiled, modern design.

Wc

Sealed unit double glazed window to the front, wc and tiled splash back.

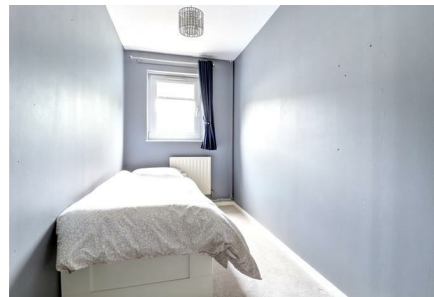
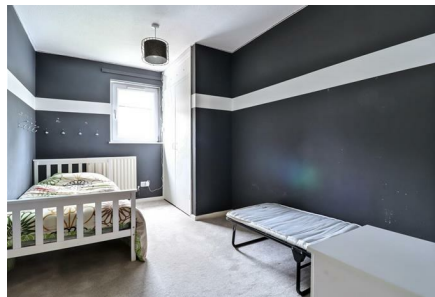
Outside

The property is tucked away at the end of the pedestrian area, giving a really private feel, entrance pathway. The rear garden is a perfect relaxing low maintenance garden with a real holiday feeling. Raised beds with inset shrubs. Mainly decking with patio area and is perfect to entertain family and friends. A must for any sunny day.





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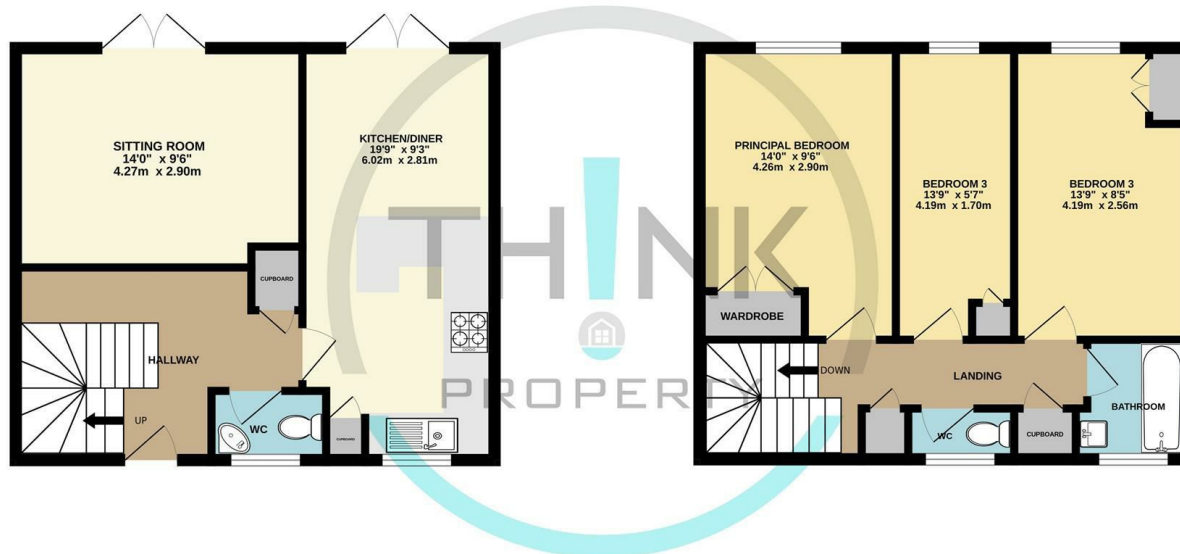
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Council Tax Band

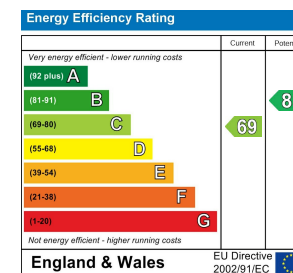
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GROUND FLOOR

1ST FLOOR



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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