

Ben Allman
Estate & Letting Agents



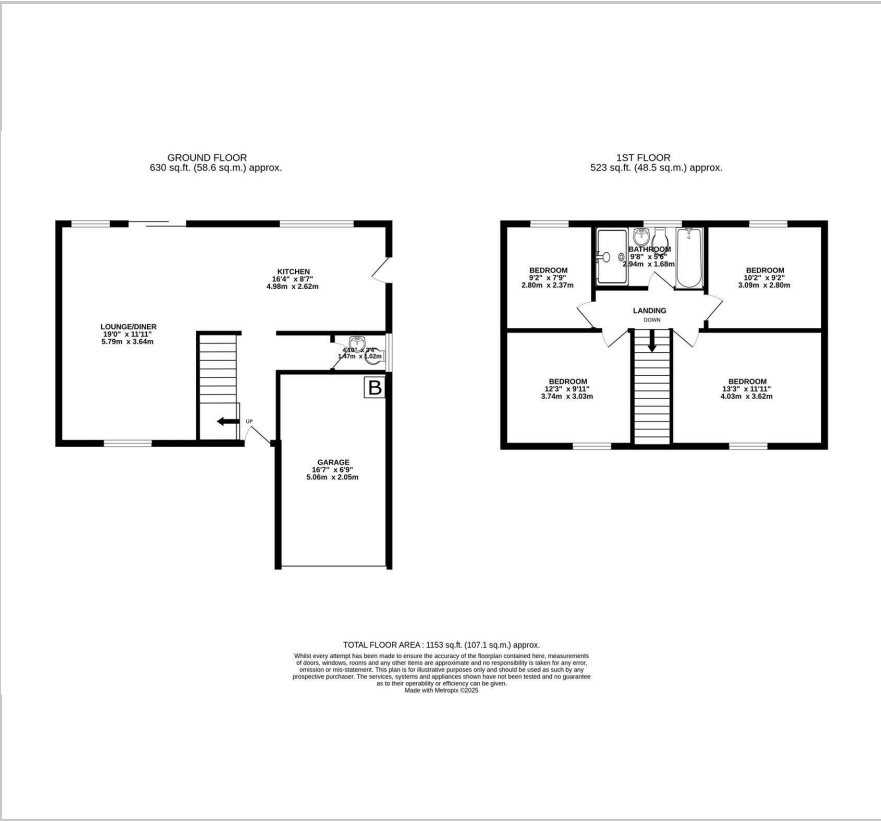
28 Kiln Close

Old Catton, Norwich, NR6 7HZ

Guide price £395,000



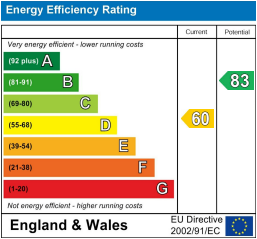
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Vendors Have Found
- Fully Renovated By Current Owner
- Garage And Large Gravel Driveway
- Beautifully Landscaped Rear Garden With Gated Access To Park
- Ground Floor WC
- Detached 1970's House
- Open-Plan L-Shaped Kitchen/Sitting Room With Bi-Fold Doors And Integrated Bosch Appliances
- Overlooking Playing Field
- Modern Four-Piece Bathroom
- EPC Rating - D



Step into this beautifully upgraded 1970s detached home that has been superbly renovated with a contemporary design. Set on a generous plot, this stunning property greets you with a sweeping gravel driveway, offering off-road parking for five to six vehicles, along with a spacious garage that houses a modern combi-boiler.

Inside, the sense of space is immediate. A wide, welcoming entrance hallway sets the tone, leading you effortlessly into the heart of the home — a breath-taking open-plan sitting room and kitchen. This exceptional space has been thoughtfully reimagined for modern living, with an abundance of natural light pouring in through multiple windows and impressive triple bi-fold doors that frame views of the sunny rear garden. The stylish kitchen features premium integrated appliances, including a wine fridge, dishwasher, washing machine, fridge/freezer, oven and separate microwave — all seamlessly built in for a sleek, high-end finish.

Upstairs, you'll find four generously sized bedrooms, each recently fitted with plush new carpets. A clever reconfiguration has allowed for a luxurious four-piece bathroom, designed with both style and function in mind.

The south-facing rear garden is a true highlight, mainly laid to lawn and backing onto an open park, offering both privacy and picturesque views. With gated rear access and a useful timber storage shed.

Every inch of this home has been carefully considered and beautifully executed, offering move-in-ready comfort with a touch of luxury — all within a desirable and well-connected location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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