

Ben Allman
Estate & Letting Agents



28 Kiln Close

Old Catton, Norwich, NR6 7HZ

Offers in excess of £380,000



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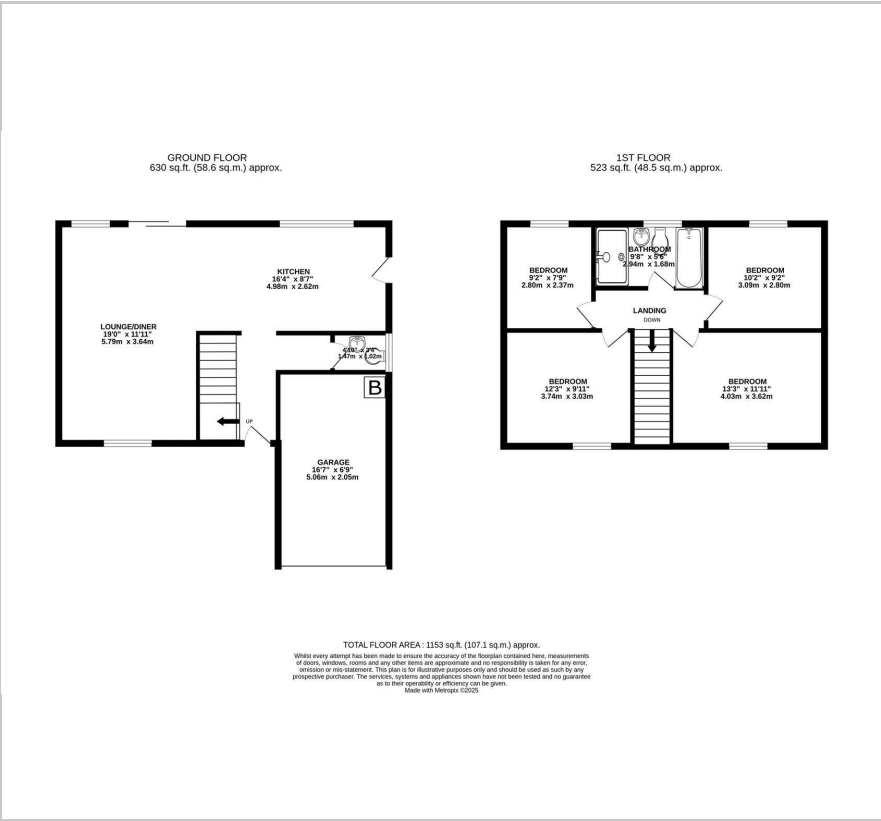


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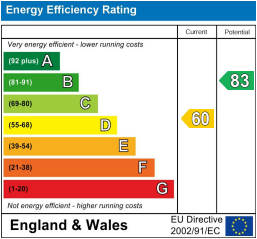
Floor Plan



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.



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