

Ben Allman
Estate & Letting Agents



74 The Warren

Old Catton, Norwich, NR6 7NN

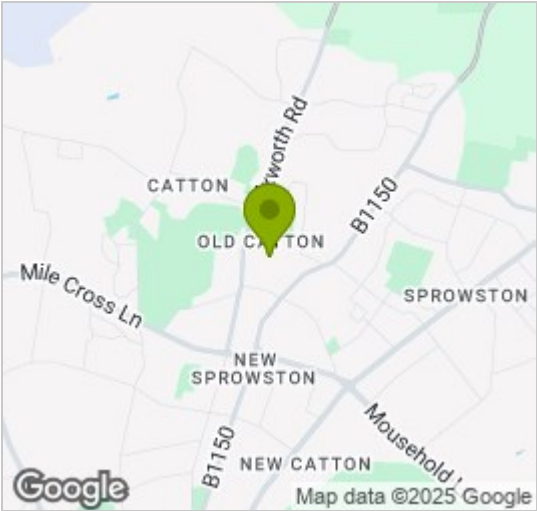
Guide price £350,000



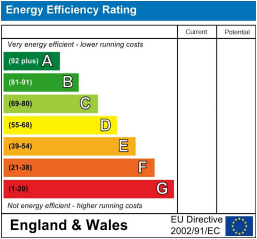
Floor Plan



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.

- No Onward Chain
- Integral Garage/Workshop With Power Connected
- Conservatory
- Three Bedrooms Off-Landing
- Enclosed Rear Garden With Timber Storage Shed (Power Connected)
- Extended To Rear Of Garage With Power And Plumbing Connected
- Large Open-Plan Sitting Room/Dining Room With Open Fireplace
- Ground Floor WC
- First Floor Bathroom
- EPC Rating - TBC

Tucked away in a peaceful residential setting just moments from the idyllic Deer Park, this extended three-bedroom detached home offers a wonderful blend of space, flexibility, and potential. Available with no onward chain.

Lovingly cared for by the same family for generations, the property is full of character and offers spacious accommodation ideal for modern family life. As you step through the generous entrance hall, you're welcomed into a bright and airy interior. The large L-shaped sitting and dining room is complete with an inviting open fireplace as its centrepiece. The separate kitchen is well-positioned and connects seamlessly to the rear of the home.

A standout feature is the substantial rear extension, currently serving as a versatile study and utility room with plumbing already in place. This space offers exciting potential to create a ground-floor bedroom, guest annex, or home office (subject to the relevant permissions). The ground floor also includes a convenient WC and access to an integral garage with power connected, ideal for storage or future conversion.

Upstairs, you'll find three generous bedrooms arranged off a central landing, along with a well-appointed family bathroom. Each room offers ample space and natural light, complimented by the typically large windows of this era.

Outside, the property benefits from a driveway and front garden, while to the rear lies an enclosed private garden complete with a timber shed that has power connected.



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