



**70 Garrick Green**  
, Old Catton, NR6 7AN  
Guide price £475,000



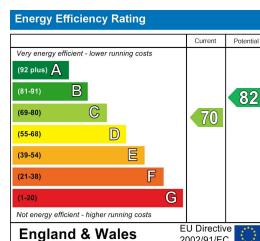
## Floor Plan



## 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.

- Outside Sauna & Covered Oak Hot Tub Area
- Magnet Kitchen With Integrated Neff Appliances & Quartz Worktops
- New 4-Piece Easy Bathroom Suite With Standalone Bath & LED Lighting
- Bespoke Media Wall with LED Lighting & Storage
- Four Double Bedrooms
- Large Rear Garden With Porcelain Patio And Oak Pergola
- All New Carpets Within Past 2 Years
- Immersion Tank & Radiators Installed Within Past 18 Months

\*\*\*GUIDE PRICE £475,000 - £495,000\*\*\* A Remarkable 1970s Detached Home on a Prime Corner Plot, Backing Directly onto Old Catton Recreation Ground

Every detail of this stunning 1970s detached home has been carefully considered and impeccably executed, resulting in a truly show-stopping property that blends timeless architecture with high-end modern living. Occupying a desirable corner plot and boasting a double garage, expansive garden, and direct access to peaceful parkland, this home offers the very best of space and serenity.

The current owners have transformed the property inside and out, with no expense spared. From luxurious fixtures and bespoke finishes to smart-home technology and contemporary landscaping, the result is a home that feels both refined and welcoming.



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