

5 Fifers Lane

Old Catton, Norwich, NR6 7AE

BROWN&CO









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An outstanding three-bedroom detached house with a double garage and expansive gardens. Offered the market with no onward chain.

Acreage – 0.16 acres (stms)

£475,000







DESCRIPTION

No.5 Fifers Lane comes to the market for the first time in almost 20 years and represents an exciting opportunity for a wide variety of buyers to secure a property with great potential. The house has wonderful proportions and is set in a popular area, close to excellent schooling, notable parks and enjoys excellent access in and out of Norwich.

The house itself is set back from the road and is approached at the front into an entrance hall which enjoys access to a cloakroom, study, kitchen and the family room. There is a superb, open plan feel throughout the ground floor and the principal rooms connect beautifully with one another, particularly with the sitting room, conservatory and dining room. Off the dining room there is a utility room which completes the ground floor accommodation.

On the first floor, accessed off a particularly spacious landing are three bedrooms of which include the principal bedroom with fitted wardrobes and en-suite four-piece bathroom. The remaining bedrooms are both large doubles and benefit from fitted wardrobes and there is also a family bathroom.

The accommodation is well-arranged and there is a great deal of natural light throughout no.5. it is fair to say that any buyer will look to improve the accommodation as they see fit, but the general space would allow for something very special.

To the outside, the house is approached from the front into a large drive with hard standing for a number of vehicles and also leads up to the double garage. The rear gardens can be accessed from the double garage, a separate side access and from the house. The outlook is beautifully private and mature.

Off the garden room is a paved terrace ideal for entertaining and dining which leads on to the remaining gardens which are mainly laid to lawn and are enclosed by panel fencing. There is also an outside store beside the utility room.

This is a super opportunity offered to market with no onward chain.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local authority – Broadland District Council

LOCATION

Old Catton is situated in the north-eastern quadrant of Norwich, within easy reach of the Norwich outer ring road and there are local shopping and transport facilities in the village. There is easy access to Norwich Airport and the city of Norwich. Access through to the northern distributor route linking the area in with the Norfolk Broads and North Norfolk is good. This is an excellent opportunity to live in a prime residence in one of the more popular areas of Old Catton.

DIRECTIONS

From Constitution Hill on reaching the outer ring road, turn left at the roundabout and continue to the traffic lights, turn right onto St Faiths Road and at the sharp left hand bend where the road changes to Fifers Lane, turn left continuing on Fifers Lane and the property will be seen on the left-hand side.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871











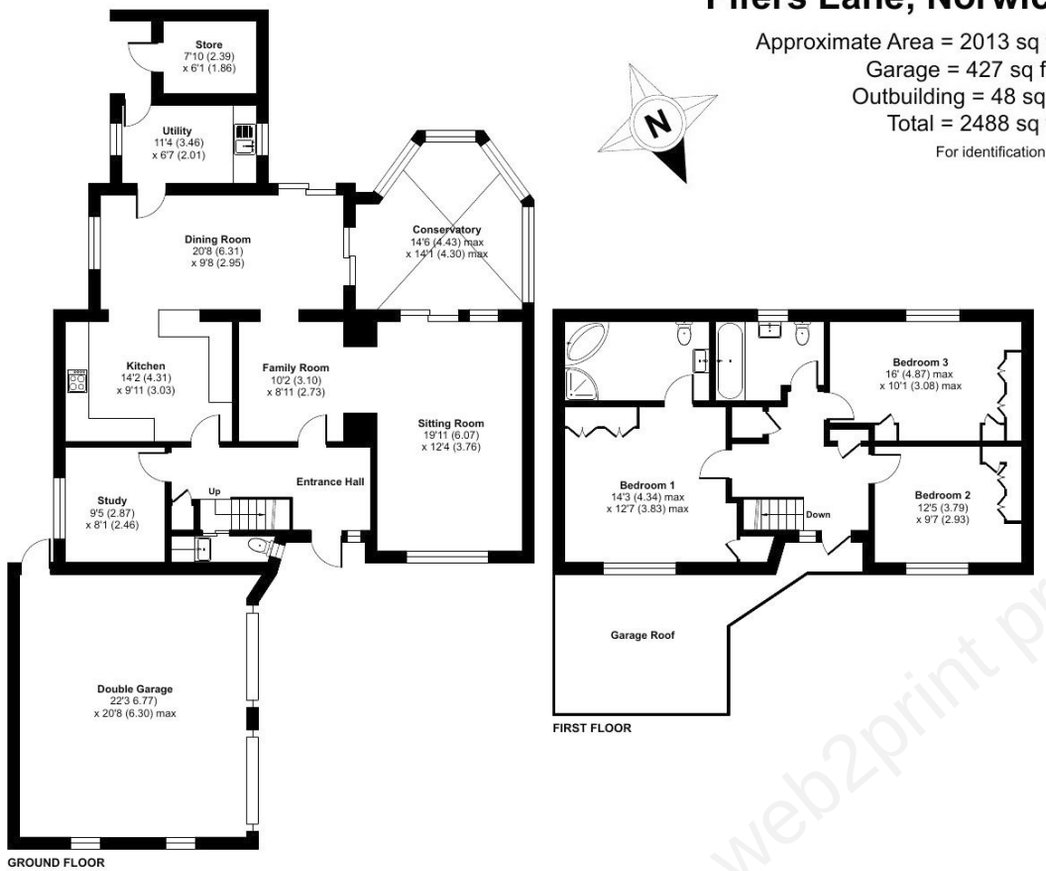






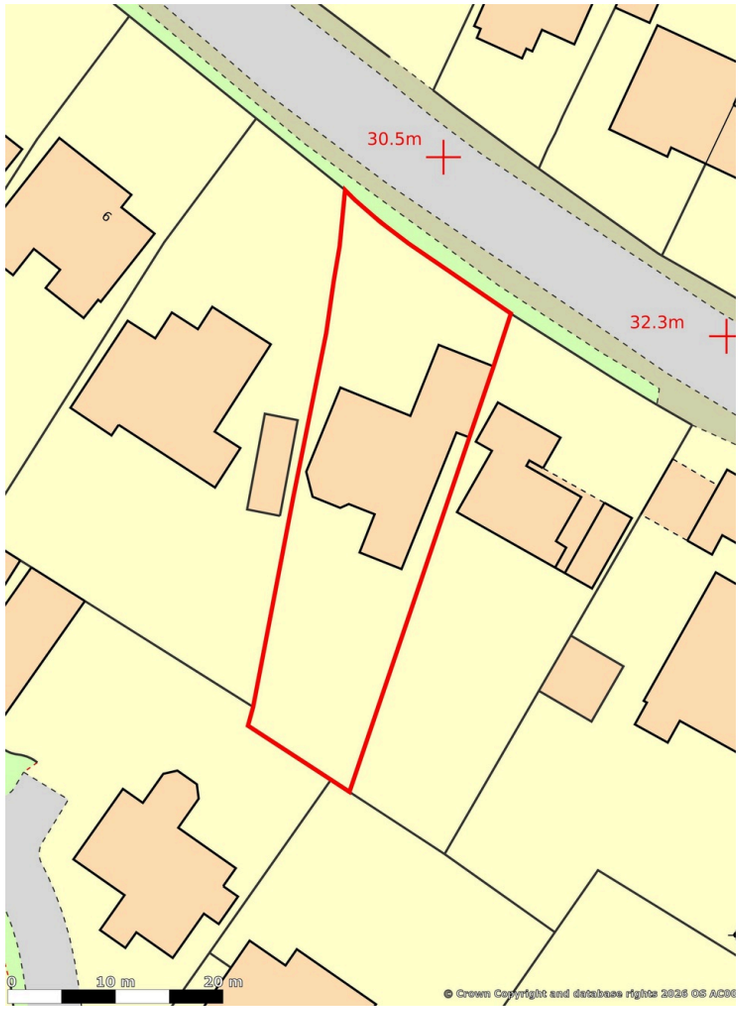
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Approximate Area = 2013 sq ft / 187 sq m
Garage = 427 sq ft / 39.6 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 2488 sq ft / 231 sq m
For identification only - Not to scale



web2print proof

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Brown & Co. REF: 1548919



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