

Ingleby House
7 Appleacres | Old Catton | Norfolk | NR6 7BA

FINE & COUNTRY

A HOME WITH REAL HEART



In a prestigious and highly desirable location, tucked away and wonderfully secluded,
this family-friendly home is the perfect place for making memories.
Superb social spaces sit alongside more intimate areas,
offering huge flexibility for entertaining and family life alike.



KEY FEATURES

- An Impressive Detached Family Home in an Exclusive Small Development in the Village of Old Catton
- Five Double Bedrooms and Four Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk In Wardrobe and an En-Suite Shower Room
- Open Plan Kitchen/Dining/Family Room with Garden Room
- Separate Utility and Ground Floor Wet Room
- Sitting Room with Wood Burner and Dining Room with Doors to the Terrace and Garden
- Ground Floor Study/Bedroom Five
- Large Landscaped Garden with Mature Trees, Wrap Around Terrace, Aviary and Shed
- Double Garage and Extensive Gated Driveway Parking
- The Accommodaion including the Garage extends to 3,030 sq.ft
- Energy Rating: C

An impressive home that's easy to live in, both practical and attractive, you have a wealth of space here and you're part of a community yet close to the city centre, so you have the best of everything here.

Eye-Catching Good Looks

This attractive property has been in the same ownership since it was new. The owners bought it off-plan, knowing it would be finished to an exceptionally high standard by the builders, award-winning local family firm Brian Sabberton. One of the owners, with a keen eye for interior design, updated, upgraded and refreshed the decor several times over the years and it comes to the market in immaculate condition. A fine family home that's impressive yet welcoming, spacious yet comfortable, it's a place that has so much to offer and plenty to enjoy. Right from the start, it makes an excellent impression. Come into the exclusive development and you'll find this house is beautifully tucked away at the back, hidden from view with no passing traffic. Step inside and the hallway has the wow factor, with the space setting the tone for what's to come.

Ticking Every Box

The heart of the home is a fabulous open plan kitchen, dining, family room with a wonderful garden room area that fills the place with light. This is an incredible entertaining space and people naturally gravitate here. The owners hosted three generations of the family over their years here, one of the owners cooking, the grandchildren playing games on the sofas while the rest of the adults sat around the table with a drink.







KEY FEATURES

One of the lovely things about this home is that whilst you have this brilliant open space, you have three further reception rooms, so the house meets so many needs. There's a formal dining room, reached through double doors from the kitchen, as well as a cosy sitting room with wood burner, and finally a study, which has also been used as a ground floor bedroom and would make a great playroom. On a practical note, there's a large utility room and wet room also on the ground floor, with access to both the front and rear of the house. This means you can take your dogs for a walk in the morning then keep them in the utility to dry off, saving the rest of the house from muddy paws! The wet room is ideal for anyone with limited mobility. Upstairs, all four bedrooms are doubles. Two have an en-suites, with the other two sharing a spacious family bathroom with a freestanding bath and separate shower. The principal bedroom also has a walk-in wardrobe.

All In Easy Reach

The owners have had the gardens professionally landscaped, putting great thought into the planting to ensure a glorious display of colour in summer. There are different areas within the garden, including an aviary, which could be repurposed if desired. You're refreshingly private sitting out here and perfectly positioned to get the best of the afternoon and evening sun. If you can bring yourself to leave the garden, the area is well worth exploring. Historic Catton Park is just over the road, and you can join Parkrun, walk your dog, take the kids out to let off steam and enjoy peaceful and verdant surroundings. There's a recreation ground down the road, various shops and schools within walking distance, and regular buses taking you into the city. Your immediate surroundings have a village feel, with the pretty church and period homes just down the road, and you're so well connected here.






DOG





































INFORMATION



On The Doorstep

One of the real benefits of living in Old Catton is its close proximity to Norwich city centre, yet its retention of a quieter village environment. Its history would appear to date back to the Domesday book and in the present day it still offers a thriving community with a village hall, a doctors surgery, dentist, chiropodists, chiropractors, St Margaret's Church, The Woodman Public House and a variety of schools including Garrick Green First School, Lodge Lane First School, Old Catton Church of England Middle School and The Hall School. The local village shop is a short distance down the road (see www.oldcatton.com for more information).

How Far Is It To?

Old Catton is situated approximately 3 miles north of Norwich within easy reach of Norwich Airport with domestic, European and international destinations and the main line train station with links to London Liverpool Street, Cambridge and Diss. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities, restaurants, cafes, theatres, pubs and library, as well as the largest outdoor covered market in the country and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

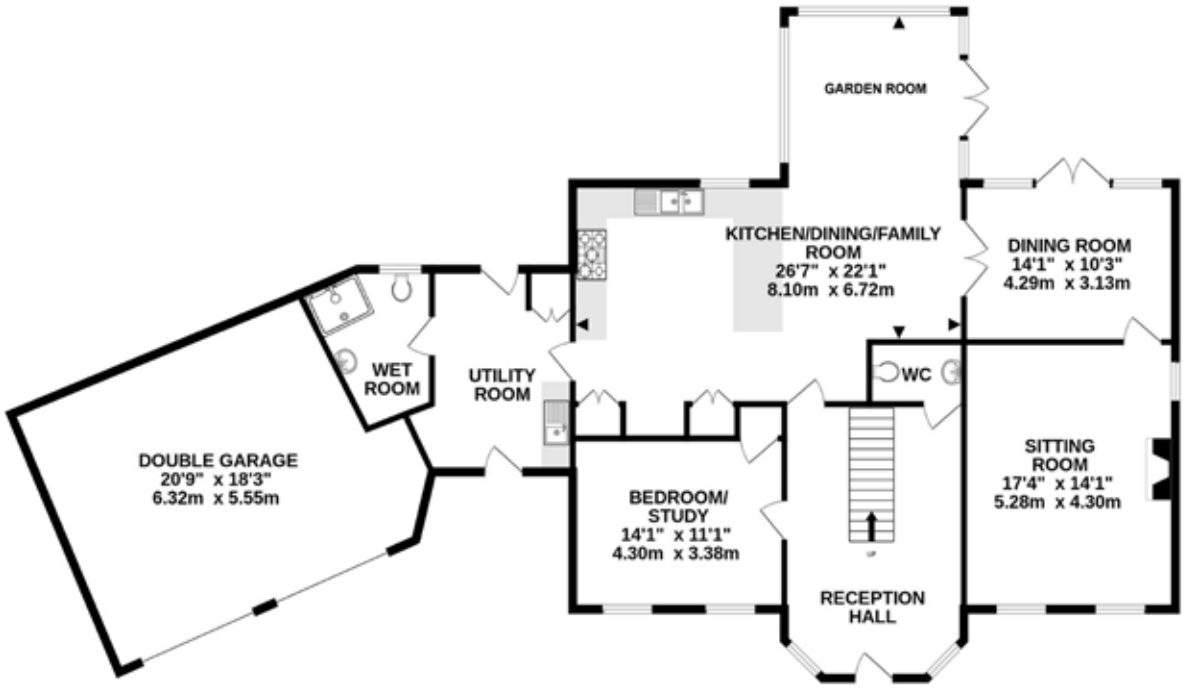
Directions

Leave Norwich via Duke Street and at the roundabout take the 2nd exit onto Pitt Street/A1402. Turn right onto Waterloo Road and continue straight onto Angel Road. Continue onto Catton Grove Road and through one roundabout onto St. Faiths Road. Turn left onto Appleacres and the property will be found at the back of the development clearly signposted with a Fine & Country For Sale Board.

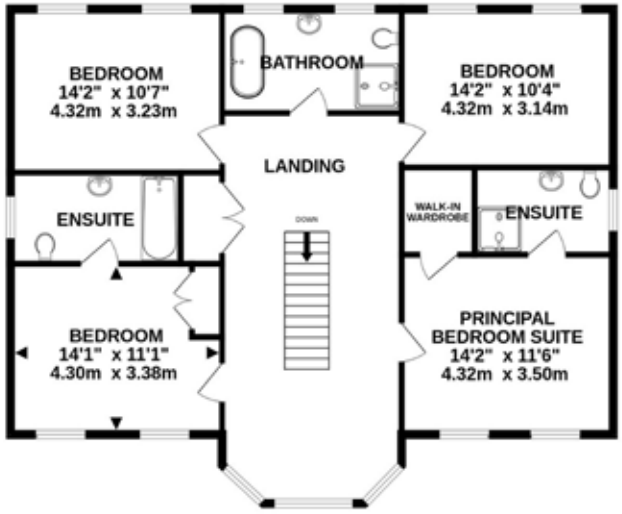
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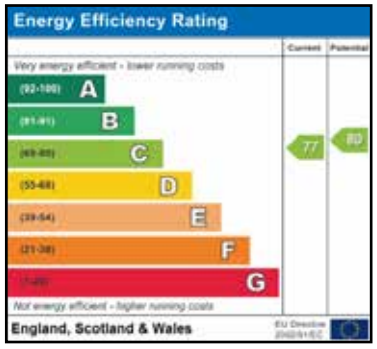
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GROUND FLOOR
1874 sq.ft. (174.1 sq.m.) approx.



1ST FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 3030 sq.ft. (281.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.

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