

FREEHOLD



House - Detached (EPC Rating: B)

COLLER ROAD CATTON NORWICH NR6 7FB

Offers in the region of
£350,000

FEATURES

- Nearly New
- Three Bedrooms
- Sitting Room
- Wc & Ensuite
- Landscaped Rear Garden
- Detached House
- Stunning Throughout
- Kitchen/Dining Room
- Family Bathroom
- Garden Studio



Ben Allman
Estate & Letting Agents

3 Bedroom House - Detached located in Catton, Norwich

Tucked away on Collier Road in the charming city of Norwich, this stunning nearly new build is a detached family home that promises both comfort and style. Built in 2023, this property spans an impressive 926 square feet and boasts a well-thought-out layout, perfect for modern family living.

Upon entering the hall, you are greeted by a spacious sitting room that invites relaxation and social gatherings. The outside seamlessly connected by the double doors. The heart of the home is undoubtedly the kitchen and dining room, designed with family life in mind. This area is ideal for entertaining guests and showcasing your culinary skills, enhanced by the many extras included when the property was purchased new.

The accommodation comprises three generously sized double bedrooms, including a primary bedroom complete with an ensuite bathroom for added convenience. A well-appointed family bathroom serves the other two bedrooms, ensuring ample facilities for all.

One of the standout features of this property is its beautifully landscaped rear garden, which offers a serene outdoor space that is relatively private and not overlooked. The garden includes a well-maintained lawn, a large patio perfect for al fresco dining, and a charming garden studio equipped with power and light. This versatile space can serve as a home office or a tranquil retreat for relaxation.

Additionally, the property provides parking for two vehicles, making it practical for family life. This superb family home is sure to attract interest, given its modern design, spacious interiors, and delightful outdoor space. Don't miss the opportunity to make this exceptional property your own.

Entrance Hall

Sealed unit double glazed entrance door to the front with stairs up to the first floor, doors to the wc, sitting room and the kitchen/dining room.

Wc

Wc and wash hand basin. Splashbacks.

Sitting Room

16'0 x 9,10

Sealed unit double glazed window to the front with sealed unit double glazed windows and double French doors leading out to beautiful landscaped garden.

Kitchen/Dining Room

16'10 x 9'10

Sealed unit double glazed window to the front along with sealed unit double glazed window to the rear overlooking the beautiful landscaped rear garden. Range of base an wall mounted units with sink and a range of integrated appliances to include induction hob with extractor fan over, double mid height oven opposite, fridge/freezer, dishwasher and washer/dryer. Dining area is of a good size and ideal for a family meals or entertaining guests. Radiator.

Landing

Doors to the bedrooms and the bathroom.

Primary Bedroom

12'0 x 10'0

Sealed unit double glazed window to the front, radiator and built in bespoke wardrobe, door to the ensuite.

Ensuite

Sealed unit double glazed window to the rear, shower cubicle, wash hand basin and wc. Splashbacks.

Bedroom Two

9'0 x 9'0

Sealed unit double glazed window to the front and radiator.

Bedroom Three

9'0 x 7'0

Sealed unit double glazed window to the rear and radiator.

Family Bathroom

Sealed unit double glazed window to the front, panel bath with screen and shower over with full height tiled wall. Wc and wash hand basin. Heated towel rail.

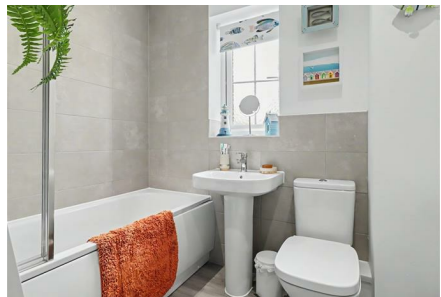
Outside

To the front of the property there is a driveway to the side, garden and pathway to the entrance. The rear garden is stunning as its been landscaped for ease of maintenance, mainly laid to lawn, large patio, shed to the top corner, trees and hedging to rear border so nice and private. The garden studio creates a multipurpose space to either work from home, studio or just relax in. Overall a fabulous outside space to enjoy the summer sun.





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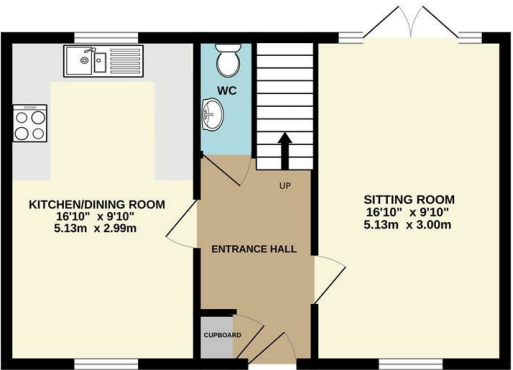
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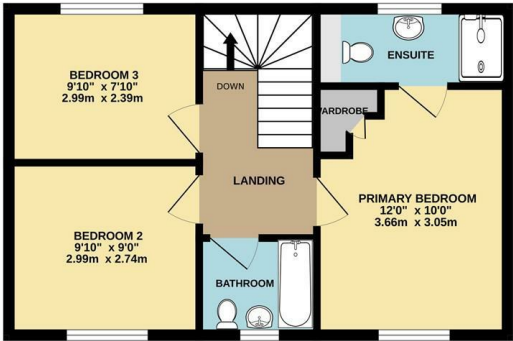
Council Tax Band

C

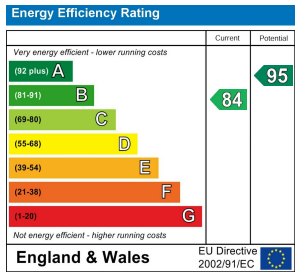
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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