



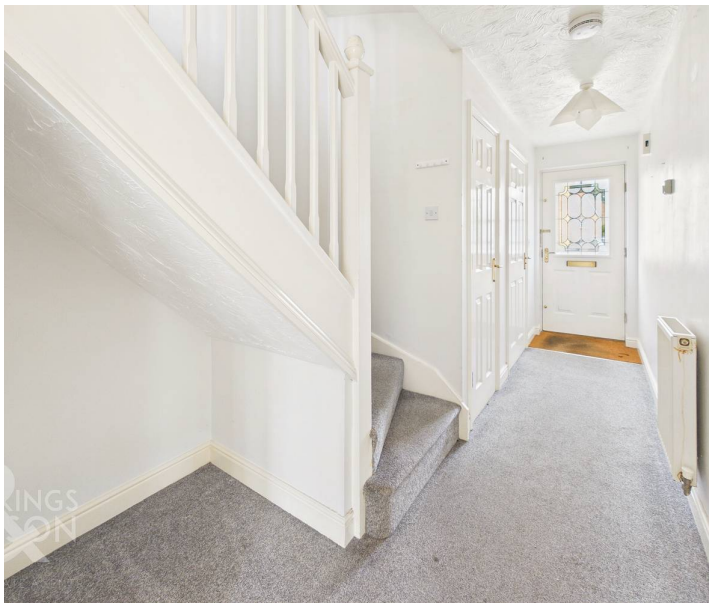
Heyford Road, Norwich - NR6 6GB



Heyford Road

Norwich

NO CHAIN! Set in a QUIET, TUCKED AWAY POSITION yet conveniently close to local AMENITIES and TRANSPORT LINKS, this impressive DETACHED FAMILY HOME offers over 1000 SQ. FT. of thoughtfully designed accommodation and has been RECENTLY REDECORATED and CARPETED. Upon entering, you are greeted by a welcoming ENTRANCE HALLWAY leading to a spacious 15' KITCHEN/DINING ROOM perfect for entertaining or family meals, featuring stylish FRENCH DOORS that open directly onto the garden. The bright and inviting SITTING ROOM provides a relaxing retreat, while practical touches such as a GROUND FLOOR W.C. add every-day convenience. Upstairs, THREE WELL-PROPORTIONED BEDROOMS are arranged over two floors, including a MAIN BEDROOM complete with a contemporary ENSUITE SHOWER ROOM, and a three piece FAMILY BATHROOM serves the remaining bedrooms. Additional benefits include DRIVEWAY PARKING and an INTEGRAL GARAGE ideal for storage or secure vehicle space, making this home both practical and appealing for families or professionals seeking a peaceful yet connected lifestyle.



Outside, the PRIVATE GARDEN is ESTABLISHED and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Family Home With Over 1000 Sq. Ft Of Accommodation
- Quiet Tucked Away Positioning Close To Amenities & Transport Links
- 15' Kitchen/ Dining Room With French Doors Opening To Garden
- Ensuite Shower Room, Family Bathroom & Ground Floor W.C
- Three Bedrooms Over Two Floors
- Enclosed South Facing Garden With Decking & Large Lawn
- Driveway Parking & Integral Garage

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is 5-10 minutes drive. The property is also a 10-minute walk away from the beautiful and popular Catton Park.



SETTING THE SCENE

Tucked away within a quiet cul-de-sac setting, the property is set back from the road behind a brick weave driveway providing off-road parking and leading to the integral garage, accessed via an up-and-over door. An adjacent patio pathway leads to the main entrance, positioned to the front of the home beneath an open porch.

THE GRAND TOUR

Stepping inside, the bright and welcoming entrance hallway provides a practical introduction to the property, with generous integrated storage ideal for keeping coats and shoes neatly tucked away, together with a convenient two piece WC, perfect for guests. Stairs rise to the first floor, while a doorway at the end of the hallway leads into the fully fitted kitchen and dining room. The kitchen and dining room feature hard flooring throughout, with the kitchen comprising a range of wall and base storage units, generous worktop space wrapping around the room and tiled splashbacks. Integrated appliances include an oven, four ring gas hob and extractor, while there is ample space to comfortably accommodate a formal dining table. uPVC double-glazed windows and French doors open directly onto the garden decking, providing plenty of natural light and a pleasant connection with the outside space.

Ascending to the carpeted first floor landing, doors open to two well-proportioned bedrooms, both benefiting from integrated wardrobe storage. The bedrooms are served by a three piece family bathroom. At the end of the landing, you are welcomed into the spacious sitting room, featuring continued carpeted flooring and an abundance of natural light from uPVC double-glazed windows overlooking the garden. Ascending to the second floor landing, you are welcomed into the main bedroom suite. The room benefits from part vaulted ceilings, generous integrated storage and fitted wardrobes, together with a further door leading to a private ensuite shower room, comprising a glass enclosed shower cubicle.

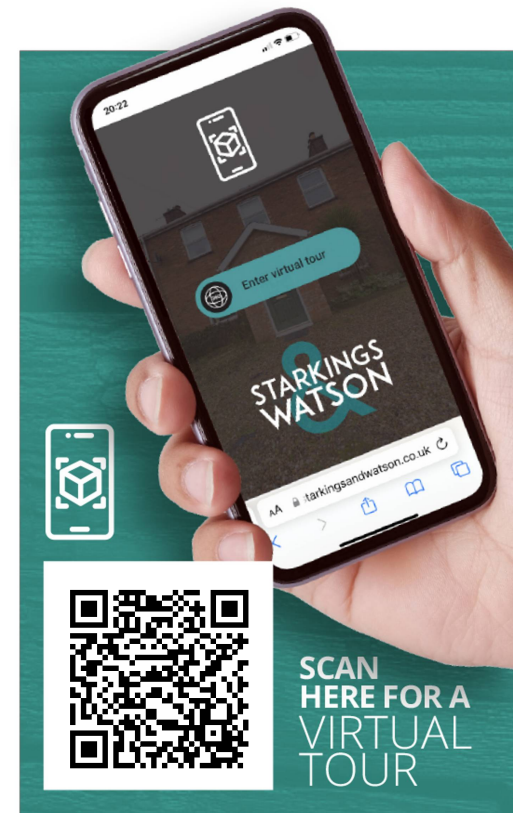
FIND US

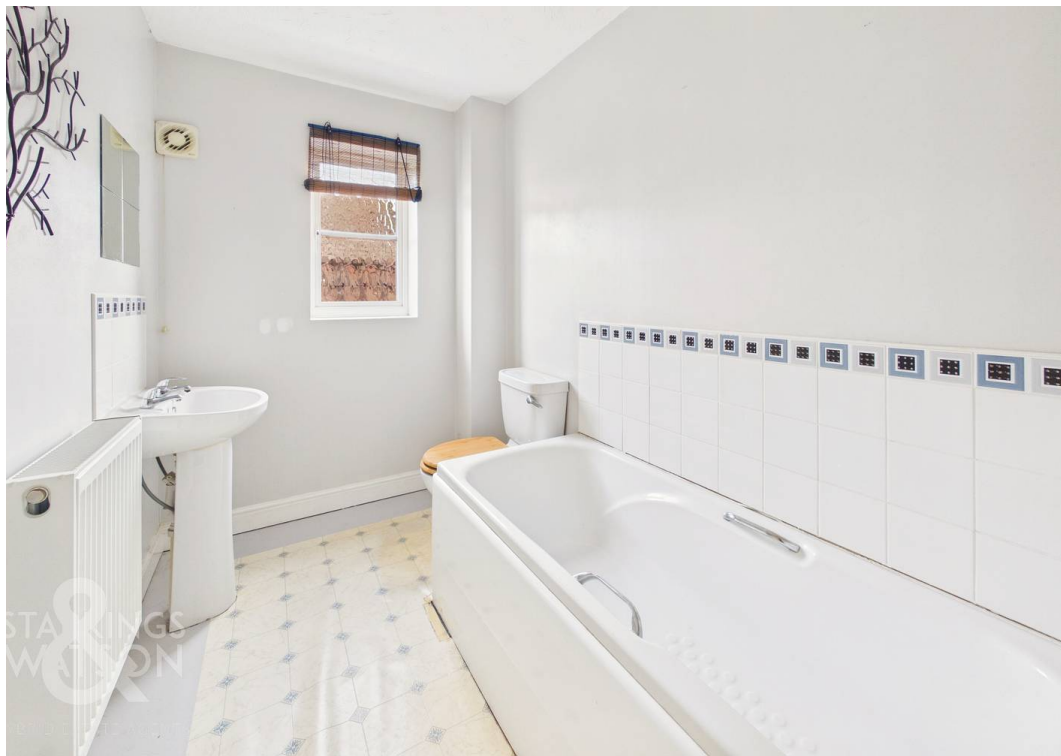
Postcode : NR6 6GB

What3Words : ///scale.point.kind

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

Stepping out of the kitchen dining room, you will find the decked area, suitable for outside garden furniture to enjoy a morning coffee or al fresco dining. The majority of the garden is laid to lawn, surround with wood panel fencing and mature bushes. Being a secure area, this is the ideal place for children and pets alike.

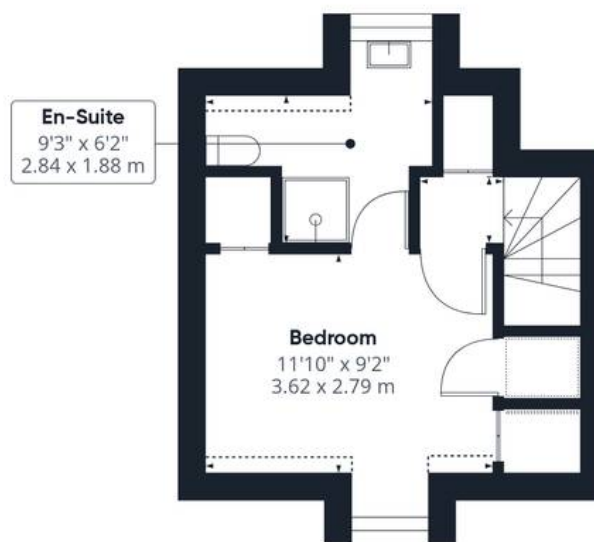




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1012 ft²

94.1 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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