



Billing Close, Norwich - NR6 7EL

**STARKINGS
& WATSON**

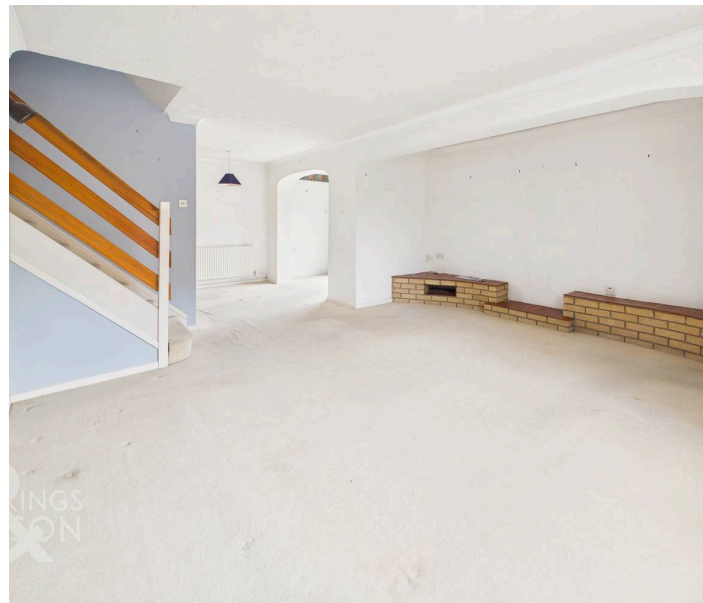
HYBRID ESTATE AGENTS



Billing Close

Norwich

NO CHAIN. This DETACHED FAMILY HOME offers an exciting opportunity to UPDATE and MODERNISE, making it the ideal canvas for your personal touch. Boasting approximately 999 SQ. FT (stms) of versatile living space, this property is perfectly designed for family life. Step inside to a welcoming PORCH ENTRANCE, leading into the impressive EXTENDED 22' SITTING/DINING ROOM, where an OPEN PLAN STUDY/SNUG area creates a flexible zone for work, relaxation, or play. The FITTED KITCHEN is thoughtfully arranged and features direct access to the garden, ensuring meal preparation and outdoor dining are a breeze. Upstairs, discover THREE BEDROOMS, all generously proportioned, and a well-appointed FAMILY BATHROOM. The INTEGRAL GARAGE offers valuable storage or parking, with potential for conversion - subject to planning permission, while the overall layout flows seamlessly from room to room. Situated close to a LOCAL PLAYING FIELD and excellent SCHOOLING, this home combines convenience with a tranquil setting, making it perfect for growing families or those seeking a peaceful retreat with everyday amenities close at hand.



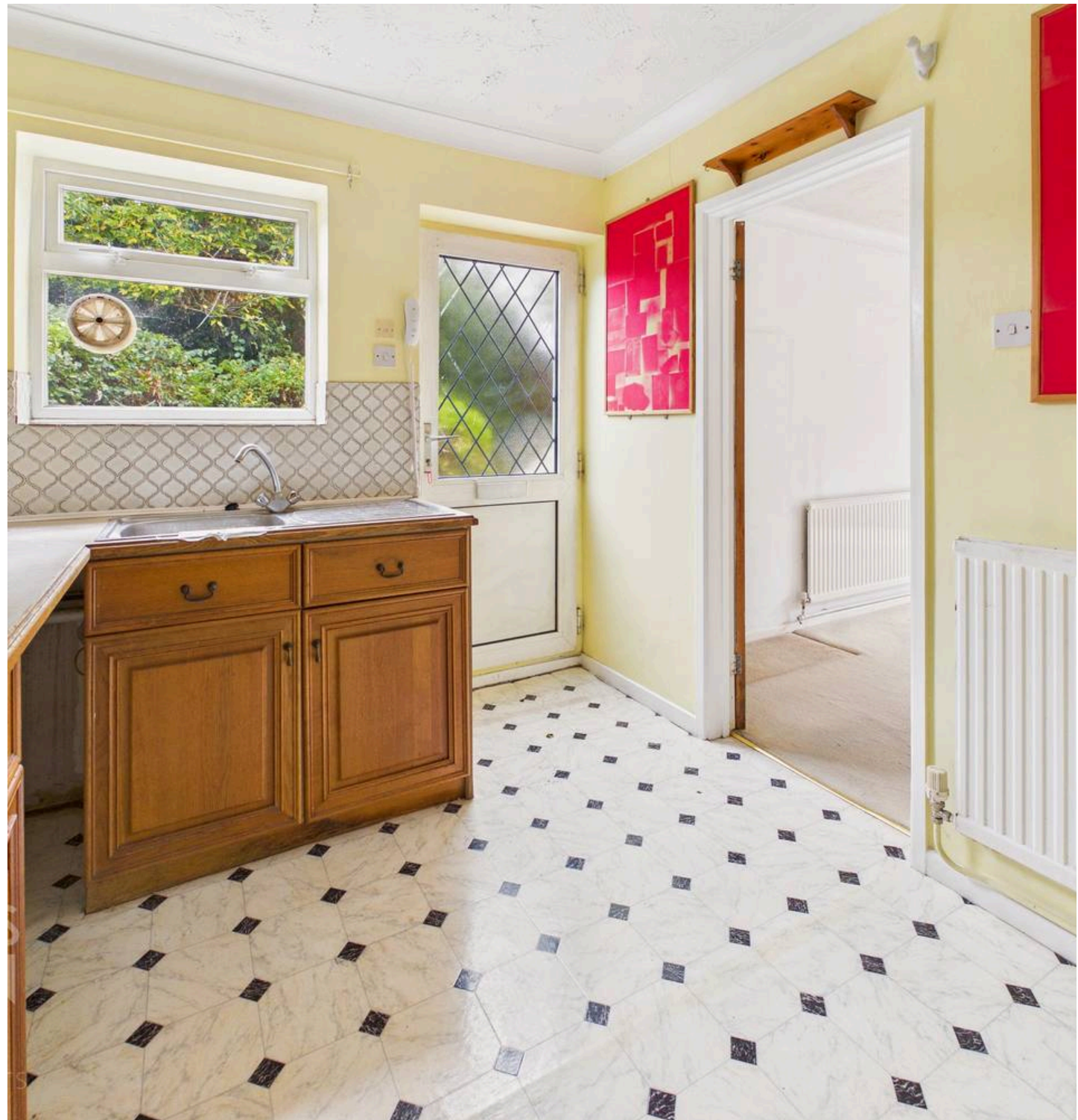
THE GREAT OUTDOORS is truly a highlight of this property, with a substantial 0.13 ACRE PLOT (stms) offering WRAP AROUND GARDENS that enhance both privacy and space. The rear garden is easily accessed via the kitchen door or through sliding patio doors from the study/snug, creating a natural extension of the living areas.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Family Home with Potential to Update & Modernise
- Approx. 999 Sq. ft (stms) with an Integral Garage
- 22' Sitting/Dining Room with Open Plan Study/Snug Space
- Fitted Kitchen with Garden Access
- Three Bedrooms & Family Bathroom
- Large 0.13 Acre Plot with Wrap Around Gardens (stms)
- Close to Local Playing Field & Schooling

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by as well as the Broadland Northway (NDR).



SETTING THE SCENE

The property is approached via a shingle driveway, providing off road parking and access to the garage. A low maintenance frontage includes parking and gated access to the garden, whilst a pathway takes you to the front door.

THE GRAND TOUR

Once inside, the porch entrance is finished with fitted carpet, and offers the ideal space for coats and shoes. A door leads to the extended sitting room, with a front facing window, fitted carpet and stairs rising to the first floor. The dining area continues with fitted carpet, and an opening to the adjacent study/snug, where sliding patio doors lead to the garden. The kitchen is fully fitted and includes integrated cooking appliances, with an inset electric ceramic hob, built-in eye level electric double oven, and ample work surface space. Room is provided for a fridge and washing machine, whilst a door and window lead to the rear garden.

Upstairs, the carpeted landing includes a loft access hatch, whilst doors lead to the three bedrooms - all finished with fitted carpet and uPVC double glazing. The larger two bedrooms include a range of built-in wardrobes and bedroom furniture. The family bathroom completes the property, where a three piece suite includes storage under the sink, with tiled splash backs and a rear facing window.

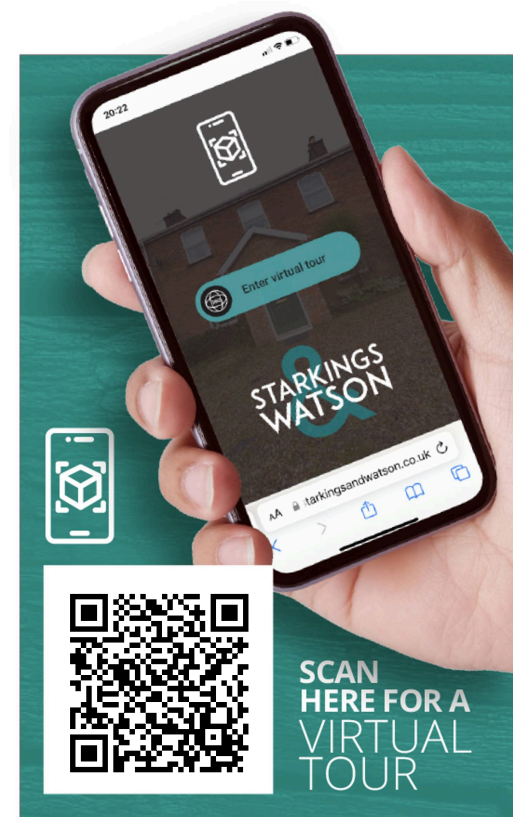
FIND US

Postcode : NR6 7EL

What3Words : ///bowls.curiosity.amuse

VIRTUAL TOUR

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



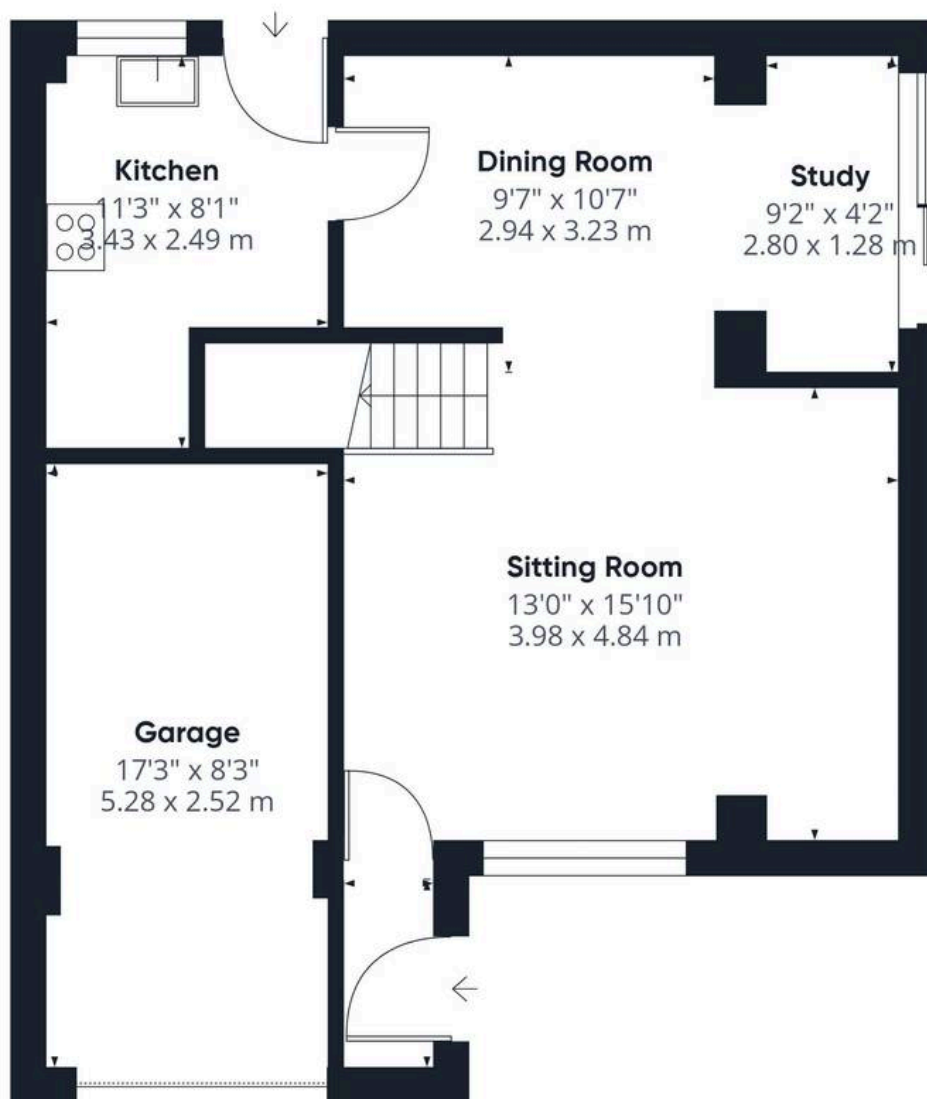




THE GREAT OUTDOORS

The rear garden can be accessed via either the kitchen door or sliding patio doors from the study/snug. A patio surrounds the property creating a perfect space for outside furniture to entertain friends and family in the warmer months. With the garden laid to lawn, and the borders filled with mature trees and hedging, this is the perfect area for pets and children to play. With outside lighting and external water tap, this garden is private and not overlooked. Gated access leads to the driveway, where the parking leads to the integral garage - complete with an up and over door to front, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

999 ft²

92.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.