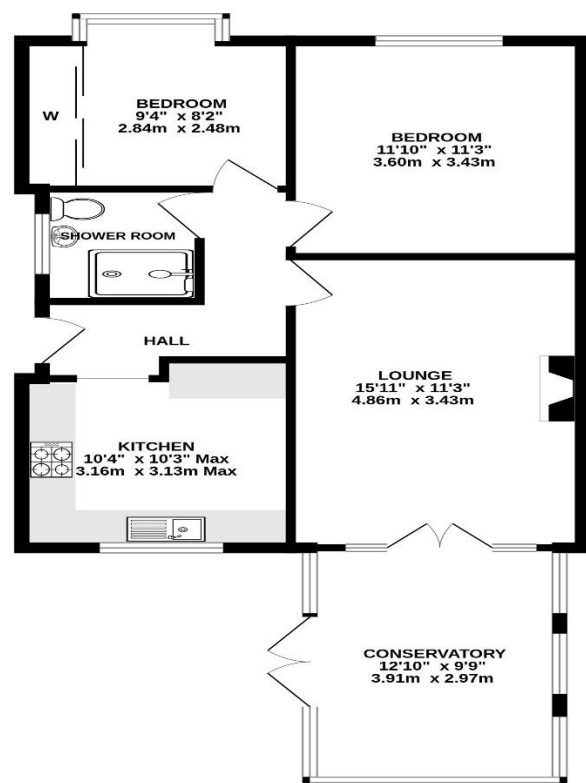


GROUND FLOOR



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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ICONIC
ESTATE AGENTS

Impala Close, Old Catton
£250,000 - Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104
Norwich 01603 740044

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THE GUILD
PROPERTY
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented Semi Detached Bungalow
- Two Bedrooms
- Kitchen/Breakfast Room
- Spacious Lounge
- Conservatory
- Shower Room
- Garage & Ample Parking
- Private Enclosed Rear Garden
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band B

Description

Set within a peaceful cul-de-sac in the highly desirable area of Old Catton, this well-presented two-bedroom semi-detached bungalow is offered with NO ONWARD CHAIN and is ideal for those seeking single-storey living in a convenient and attractive location.

The accommodation comprises a welcoming entrance hall giving access to all internal rooms. The kitchen/breakfast room is fitted with a range of wall and base units with work surfaces over, together with a practical breakfast bar. The spacious lounge features a charming feature fireplace and French doors leading into the uPVC conservatory, which enjoys lovely views over the rear garden.

There are two bedrooms, both benefitting from fitted wardrobes, with the smaller bedroom also housing the recently refitted gas boiler. The internal accommodation is completed with a three-piece family shower room.

Outside

Outside, the property offers a generous driveway providing ample off-road parking for multiple vehicles and access to a single garage. There is a small front garden which is mostly laid to lawn with some shingle borders, while to the rear there is a private, enclosed garden that is mainly laid to lawn with brick-weave patio areas and a decked seating area—perfect for relaxing or entertaining.

Location

Old Catton is a popular and well-established suburban village located just north of Norwich. Known for its attractive residential streets, strong community feel, and excellent local amenities, it offers a perfect blend of village charm and city convenience. The area benefits from good schools, local shops, parks—including the historic Catton Park—and regular public transport links into Norwich, making it a sought-after location for families, professionals, and retirees alike.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax B

Directions

From the B1150 North Walsham Road, turn left into Pioneer Road and right at the junction onto Proctor Road. Follow the road round taking your first left onto Impala Close, follow the road taking the second left hand turn where the property can be found indicated by our For Sale Board.

