



**Guide Price: £270,000-£290,000** Tucked behind a deceptively versatile frontage, this three-bedroom home reveals a layout designed for flexibility and everyday practicality. Two adaptable reception rooms on the ground floor allow the space to evolve easily. A well-positioned kitchen flows naturally to a separate utility room, keeping daily routines organised and the main living areas clutter-free. An original fireplace provides a character feature within the dining room. To the rear, a detached garden room / sun room extends the living space and connects the home to the garden. The convenience of a ground-floor bathroom further enhances the functionality of the layout. Upstairs, three well-proportioned bedrooms all benefit from excellent fitted storage, maximising space and comfort. Bedrooms two and three also benefit from working wash basins with storage beneath. Additional practicality comes from a fully boarded loft and a west-facing rear garden with open views over an allotment, with the garden enjoying sunlight throughout the day, offering both storage and a pleasing sense of outlook. Off-road parking to the front completes a home that balances adaptable interiors, generous storage and attractive outdoor features.



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### The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents of Church Street enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

Old Catton benefits from a strong range of local amenities including three well-regarded schools (one Infant School and two Junior Schools), a GP surgery, supermarket, café, and a variety of local shops and services.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes.

In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight is the 70-acre Old Catton Park. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors. Each Saturday, the park hosts a Parkrun, adding to the sense of community and offering a fun way to stay active.

Further outdoor facilities are available at Old Catton Recreation Ground, which provides a bowling green, tennis courts, table



feature working wash basins with storage units beneath. The rooms are well-proportioned and suitable for a range of uses, including bedrooms, guest accommodation, or home working. Modern decoration throughout the property has been carefully

Ground Floor  
598 sq.ft. (55.6 sq.m.) approx.

1st Floor  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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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