



112 Lodge Lane | Old Catton | Norwich | NR6 7HJ

Offers In Excess Of £240,000

****LOVELY EXTENDED VICTORIAN ARTISAN TERRACE COTTAGE IN OLD CATTON**** Gilson Bailey are delighted to present this beautifully characterful, late-Victorian two bedroom mid-terrace cottage, built in 1893 as part of an exclusive row of just six historic homes on sought-after Lodge Lane in Old Catton. Originally constructed during the area's historic brickmaking era as premium artisan housing, this impressive home blends period charm with stylish modern living and boasts a superb 103.4 sq m total layout. Interior-designed throughout, character features include five original Victorian timber doors with privacy thumb locks and an authentic working Baxi Burnall open fireplace. Matching carpet throughout creates a seamless line of sight, complementing the spacious rooms and high ceilings. Accommodation comprises an extended lounge, dining room, refurbished kitchen, lean-to with moisture-resistant sub-floor currently used as a plant room, downstairs shower room with new power shower. Upstairs are two generous double bedrooms off landing with one having a large converted family bathroom with safety flooring. The main roofs and extensions were completely re-felted in 2025. Outside is a small enclosed front garden and a large, beautifully landscaped private rear garden featuring five tonnes of Italian Flamingo quartz shingle, two maintenance-free 8' x 6' sheds, one currently used as a decorative summer house, a lower patio ideal for alfresco dining and the morning sun, and a higher patio perfectly positioned for catching the sunset. Further benefits include double glazing, gas heating and excellent condition throughout. Combining Victorian heritage, generous accommodation, stylish interiors and fantastic outside space, this unique home would make an exceptional first time purchase, so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, solicitor and mortgage lender must verify the details and the plan. Plans are not to be used as a basis for any claim. Made with Measure 12/2016

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Lounge 15'4" x 12'0"

Double glazed window, radiator, Baxi Burnall fireplace.

Dining Room 12'0" x 11'5"

Double glazed window, radiator.

Kitchen 13'3" x 6'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and tumble dryer, double glazed window, door to side.

Shower Room 7'0" x 2'10"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Lean to 13'4" x 3'6"

Door to garden.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'0" x 11'6"

Double glazed window, radiator, cupboard.

Bedroom Two 12'0" x 11'5"

Double glazed window, radiator, cupboard.

Bathroom 8'11" x 7'0"

Tiled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Small enclosed shingled garden with path to front door.

Outside Rear

Large paved and Italian quartz shingled garden with mature plants and shrubs, two maintenance free 8 x 6' sheds of which 1 is currently used as a decorative summer house, lower patio area for alfresco dining or catching the morning sun, higher patio area for catching the sunset, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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