



Ecton Walk, Norwich NR6 7ES

welcome to

Ecton Walk, Norwich

William H Brown are delighted to offer this immaculately presented two-bedroom mid-terraced home, perfectly positioned in the suburb of Old Catton, just to the north of Norwich. This home offers a wonderful balance of modern style, comfort, and practicality.



Accommodation

Set within the ever-popular NR6 postcode, this charming home has been thoughtfully maintained and updated to create a bright, contemporary living space throughout. Upon entering, you are welcomed into a lovely, inviting lounge, offering a warm and comfortable space to relax, with the staircase neatly positioned to the rear, creating a natural flow through the home. To the rear, the property boasts a modern, high-specification kitchen, featuring striking black marble worktops and ample storage and preparation space - ideal for both everyday living and entertaining. Upstairs, the property offers two and a well-sized single bedroom, perfect for use as a nursery, guest room, or home office. The accommodation is completed by a modern family bathroom, finished to a good standard. Externally, the property benefits from a garage enbloc, providing excellent additional storage or secure parking. Old Catton is one of Norwich's most desirable suburban villages, known for its community feel, green spaces, and excellent local amenities. Further benefits from easy access to Norwich city centre, offering shopping, dining, and entertaining. This is a stylish, low-maintenance home in a fantastic location, offering everything needed for modern living. With its quality kitchen, well-proportioned layout, and sought-after setting, this property is perfect for buyers looking to simply move in and start enjoying their new home straight away.

Entrance Porch

Upvc double glazed external entrance door opening to front aspect, window to front aspect, store cupboard, and further door opening to living room.

Living Room

Carpeted, stairs rising to first floor, upvc double glazed window to front aspect, and further opening to kitchen.

Kitchen

A practical and generous range of wall and base units with Formica worktops in a black marble finish, 1 1/2 stainless steel sink and drainer, gas hob, integrated oven, space for free-standing fridge freezer, plumbing for washing machine, wall mounted gas boiler, upvc double glazed window to rear aspect, and patio doors opening to garden room.

Garden Room

Wood flooring, double sliding patio doors opening to rear garden, upvc double glazed window to side aspects, and skylight.

First Floor Landing

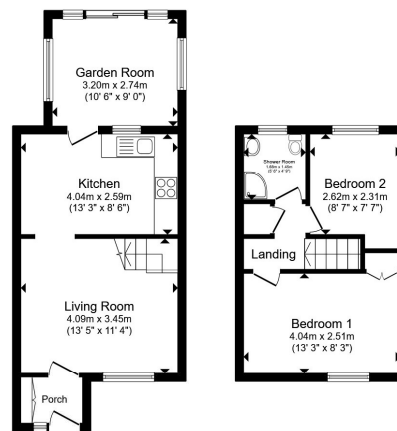
Giving access to both bedrooms, storage cupboard, and bathroom.

Bedroom One

Upvc double glazed window to front aspect, built in wardrobe, and radiator.

Bedroom Two

Upvc double glazed window to rear aspect, and radiator.



Ground Floor

First Floor

Total floor area 60.6 m² (652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Bathroom

Suite comprising, floor to ceiling tiling, wash basin set into a vanity unit, wc, shower cubical, and upvc double glazed window to rear aspect.

Outside

The front garden is mature with a variety of planters and shrubs with path leading to front entrance door and overlooks a pleasant and well-tended green. This is complemented to the rear of the property by a split-level garden with patio area, and steps leading to the remainder of the garden which is laid to lawn and interspersed with a variety mature plants and shrubs and is enclosed by panelled fencing.

Agent Note

This property has benefitted from extension and W H Brown have not seen a building regulations completion certificate for the works carried out. Prospective buyers are advised to make their own enquiries via their legal representative at time of purchase.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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william
h brown

welcome to

Ecton Walk, Norwich

- Mid Terrace House
- Two Bedrooms
- Beautifully Presented
- Modern Family Bathroom
- Sleek, Contemporary Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103579 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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