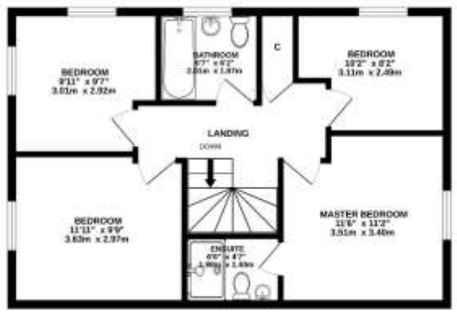
GROUND FLOOR



1ST 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.
Made with Metropix ©2026



ICONIC
ESTATE AGENTS

Foulser Close, Old Catton
£400,000 Freehold



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

Taverham **01603 261104**
Norwich **01603 740044**

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.

- Modern Detached Family Home
- Entrance Hallway With Cloakroom
- Four Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Diner
- Modern Family Bathroom & Principal En-Suite
- Enclosed Garden
- Enviable Edge Of Development Position
- Single Garage & Driveway
- EPC Rating B / Council Tax Band D

ICONIC

Foulser Close
Old Catton, Norwich, NR6 7FF

Description

Situated on the edge of this popular modern development in Old Catton, Iconic are delighted to offer for sale this immaculately presented detached family home, offering spacious and well-proportioned accommodation throughout.

The property is approached via a spacious entrance hall, which provides access to the lounge, open-plan kitchen/diner, cloakroom and stairs rising to the first floor. The impressive 19ft dual-aspect lounge enjoys an abundance of natural light and benefits from French doors opening directly onto the rear garden.
The open-plan kitchen/diner is fitted with a range of wall and base units with work surfaces over, together with a selection of integrated appliances and access to a separate utility room. The ground floor is further complemented by a modern cloakroom and useful storage.

To the first floor, there are four bedrooms arranged off the landing, with the master bedroom benefiting from a modern en-suite shower room. The remaining bedrooms are serviced by a spacious four-piece family bathroom suite.

Outside

Outside, the property enjoys an enclosed rear garden which is predominantly laid to lawn, with a sunny patio area providing an ideal space for outdoor dining and entertaining.

A personal door provides access into the single garage, which is approached via a generous driveway offering ample off-road parking.

Location

The property is conveniently located for the local schools, bus services, shops and amenities that Old Catton has to offer, making this an ideal family home.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

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

Local Authority

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

Tenure

Freehold

Directions

From St Faiths Road, turn left at the roundabout into Repton Avenue and take the first turning right into Money Road and left into Foulser Close where the property can be found on the right hand side.











