



Catton Court St. Faiths Road, Norwich - NR6 7AJ



Catton Court St. Faiths Road

Norwich

Located just a stones throw from LOCAL AMENITIES, TRANSPORT LINKS, SCHOOLS, and the 70 ACRE HISTORIC CATTON PARK, this EXTENDED AND MODERNISED OVER 55'S DETACHED BUNGALOW offers an enviable blend of comfort, security, and convenience. Residents benefit from an ALARM PULL-CHORD SYSTEM, PART WARDEN ASSISTANCE, and access to COMMUNAL GARDENS, a LOUNGE, and a GUEST SUITE perfect for visiting friends or family. Upon entering, the welcoming HALLWAY leads to a BRIGHT and SPACIOUS 17' SITTING/ DINING ROOM, complete with FRENCH DOORS that open out to a STUNNING GARDEN ROOM, flooding the living space with natural light. The MODERNISED KITCHEN boasts INTEGRATED APPLIANCES and AMPLE STORAGE, making it a joy for any home chef. TWO WELL PROPORTIONED BEDROOMS open from the hallway, both thoughtfully designed for comfort and flexibility. The FOUR PIECE FAMILY SHOWER ROOM offers both practicality and style. This bungalow is set within a LARGER THAN AVERAGE, PRIVATE and ESTABLISHED GARDEN, providing a sense of seclusion rarely found in similar developments. AMPLE OFF ROAD PARKING is available within the development, ensuring convenience for homeowners and guests alike.



Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Extended & Modernised Over 55's Detached Bungalow
- A Stones Throw Away From Local Amenities, Transport Links, Schools & 70 Acre Historic Catton Park
- 17' Sitting/ Dining Room With French Doors Out To Stunning Garden Room
- Modernised Kitchen With Integrated Appliances & Ample Storage
- Two Bedrooms Opening From The Hallway
- Four Piece Family Shower Room
- Larger Than Average Private & Established Gardens
- Ample Off Road Parking In The Development

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by as well as the Broadland Northway.



SETTING THE SCENE

The property is approached via a pedestrianised frontage, with beautifully maintained front gardens showcasing a colourful array of established shrubs, planting and perennial borders. A short pathway leads to the main entrance

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides access to all accommodation and benefits from two integrated storage cupboards, ideal for keeping coats and belongings neatly tucked away. Wood effect flooring runs underfoot, providing a practical and easy-to-maintain finish. At the heart of the home is the impressive 17' open plan sitting and dining room, which comfortably accommodates a variety of soft furnishing arrangements alongside a formal dining area. Internal French doors open into the extended garden room, a particularly versatile space that is fully uPVC double glazed and enjoys panoramic views over the garden. A further set of French doors opens directly onto the garden patio, creating a seamless connection between the indoor and outdoor living spaces, while herringbone style flooring adds a stylish finishing touch. At the opposite end of the room, the fully fitted kitchen is light and bright, offering extensive storage from a comprehensive range of wall and base units. Integrated appliances include an oven, inset electric hob and extractor above, while under counter plumbing is provided for a dishwasher. A ceramic sink with mixer tap is positioned beneath the window, providing an attractive outlook while preparing food.

Also accessed from the hallway are two well proportioned bedrooms. The larger double bedroom benefits from carpeted flooring and extensive mirrored sliding door integrated wardrobe storage. The second room provides excellent versatility and is currently utilised as a dressing room, although it would make an ideal guest bedroom, home office or study. Completing the accommodation is the four piece family shower room, comprising a glass enclosed shower cubicle, WC and bidet and wash basin. Floor to ceiling tiling provides a practical and stylish finish, while vanity storage beneath the wash basin and a wall mounted heated towel rail complete the room.

FIND US

Postcode : NR6 7AJ

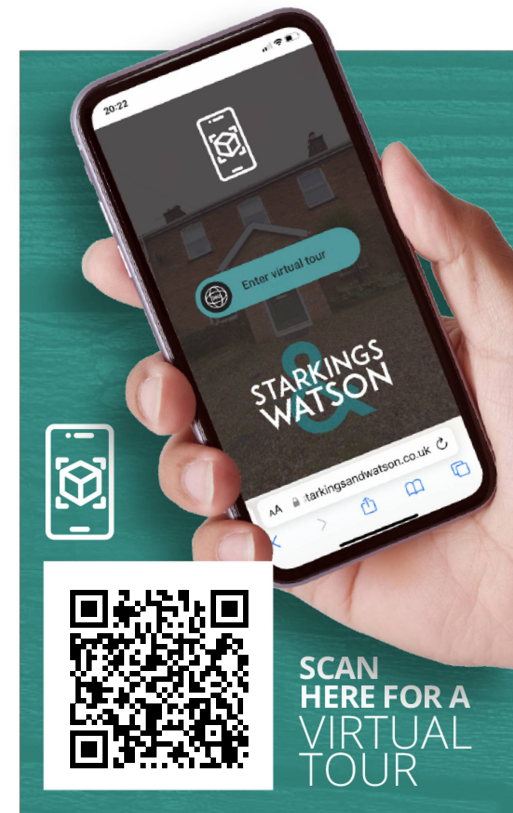
What3Words : ///grab.tribal.struck

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 85 years remaining lease. There is a service charge of approximately £2,600 and a ground rent of £334 paid annually.



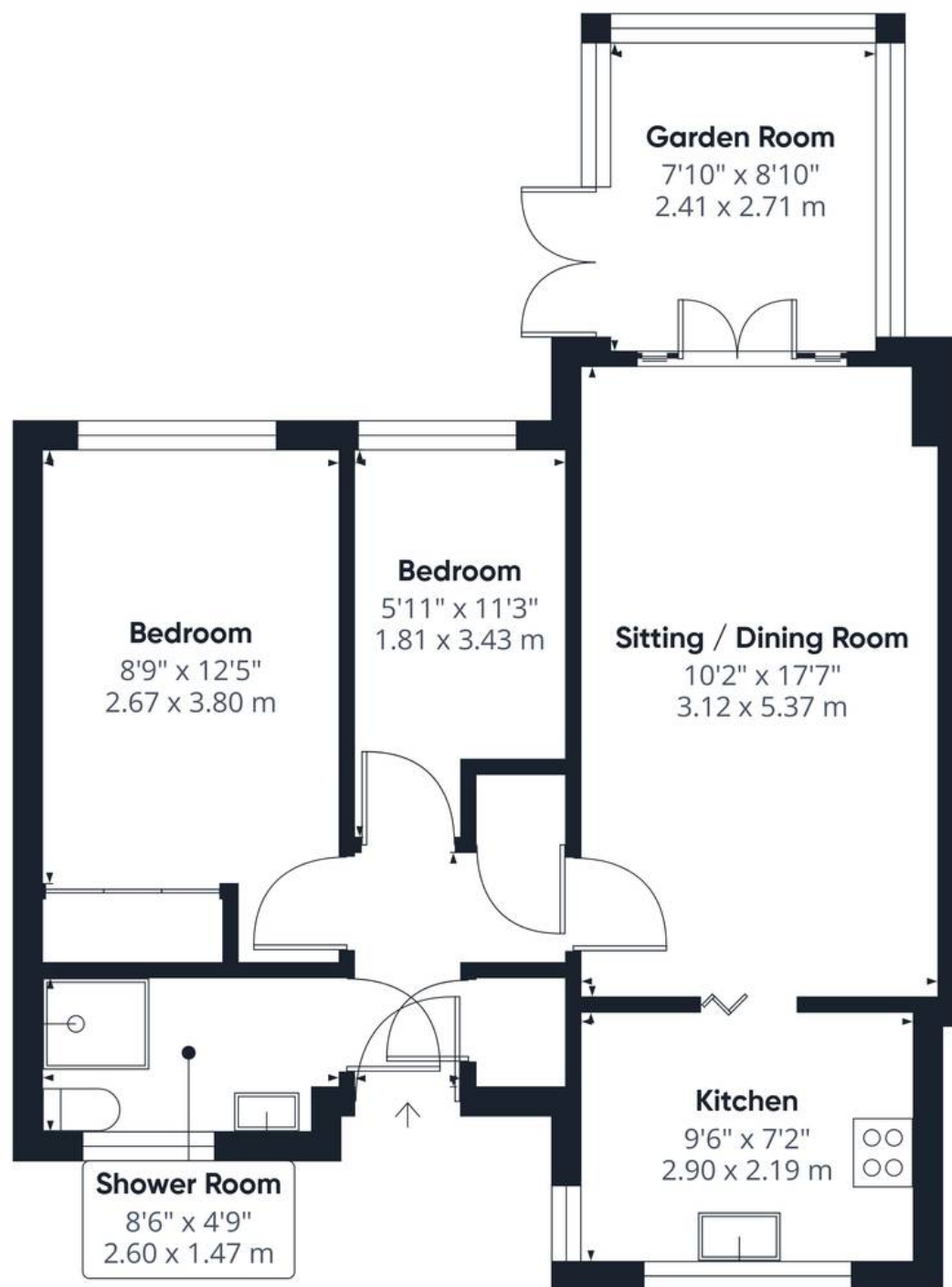




THE GREAT OUTDOORS

Stepping out from the garden room, the paved patio and decked seating area extends creating the perfect space for a morning coffee or alfresco dining. Decorative gravel stones enclose the corners, while panel slats direct you round to the secondary patio with further seating and a wooden shed for garden storage. Adjacent, the laid to lawn sanctuary continues with mature trees and a brick wall behind for added privacy while the rest of the plot is surrounded by timber panel fencing and mature shrubs for vibrance and greenery. This space is fully enclosed making it the perfect blank canvas for those with green fingers or pet lovers!





Approximate total area⁽¹⁾

603 ft²
56 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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