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Appleacres

Old Catton, NR6

"An exceptional four/five-bedroom detached residence, occupying a discreet position within one of Old Catton's most exclusive modern developments and offering an outstanding setting for refined family living."

Samuel Le Good | Partner





An Individual Modern Home

Designed and built as part of a small bespoke development, this impressive property offers a rare combination of architectural presence, generous proportions and thoughtful design. Set privately to the rear of the development, the house has been carefully arranged to maximise space, light and versatility, creating a home that adapts effortlessly to modern life.

Flexible Living With Impressive Flow

A striking entrance hall immediately sets the tone, acting as the central hub of the home and providing access to a range of beautifully proportioned reception spaces. A dual-aspect sitting room offers a welcoming retreat, centred around a wood-burning stove, while the dining room opens directly onto the rear terrace, ideal for entertaining and family gatherings. A further reception room provides excellent flexibility, suited equally to home working, a snug or an additional ground-floor bedroom.

A Contemporary Family Hub

The heart of the home is the expansive kitchen and family room, extending to approximately 26ft and filled with natural light. Designed as a sociable and practical space, it enjoys attractive views across the garden and provides the perfect setting for everyday living and hosting alike. A well-appointed wet room, separate WC and a substantial utility and boot room complete the ground floor accommodation, ensuring functionality matches the home's impressive scale.

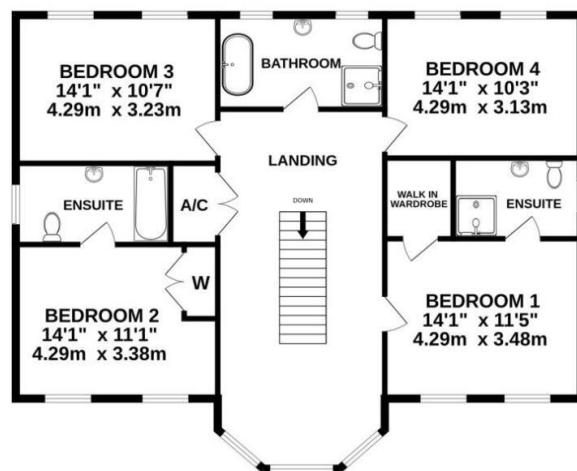
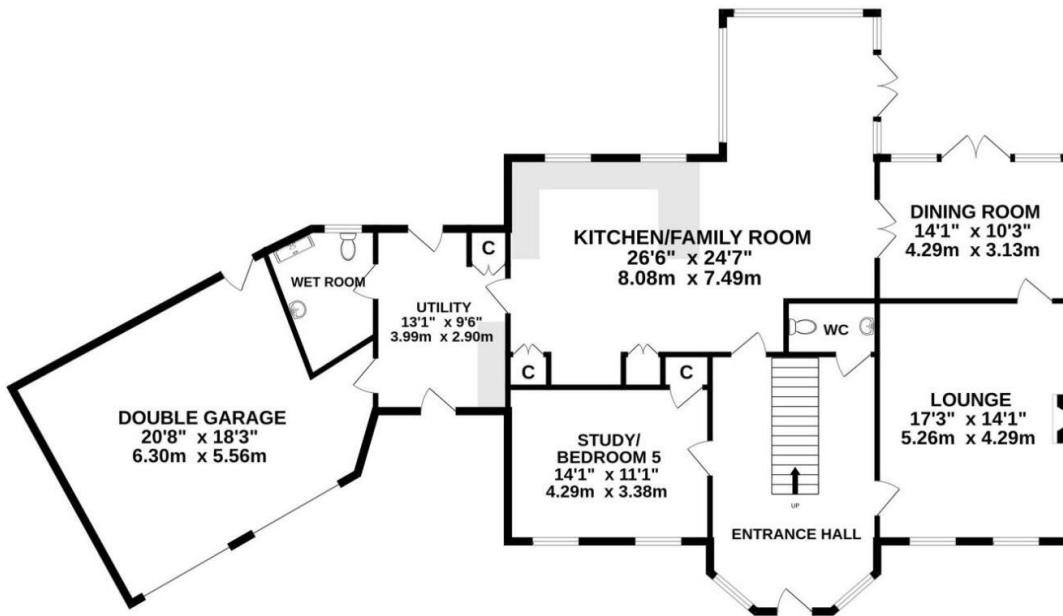
Upstairs, the accommodation is arranged around a striking galleried landing, adding architectural interest and enhancing the sense of space. Four generous double bedrooms are offered, including a refined principal suite with walk-in wardrobe and contemporary en suite shower room. The guest bedroom also benefits from fitted wardrobes and its own en suite, while the remaining bedrooms are served by a stylish four-piece family bathroom.

Private Gardens And Gated Approach

Set behind electric double gates with intercom access, the property enjoys a secluded and secure approach. A substantial brickweave driveway provides ample off-road parking and leads to a detached double garage with twin electric doors, power and lighting. The rear garden has been thoughtfully landscaped and meticulously maintained, laid mainly to lawn with a variety of mature planting, shrubs and trees providing both colour and privacy. A raised patio creates an ideal space for outdoor dining and extends around the side of the house, where a detached timber outbuilding and aviary can be found.







TOTAL FLOOR AREA : 3000 sq.ft. (278.7 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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Families

Old Catton is particularly well suited to family life, offering a strong sense of community and excellent access to outdoor space and education. Several well-regarded nurseries and early years settings are located nearby, while green spaces are a real highlight. Catton Park provides expansive open space and woodland walks, George Hill Gardens offers a more formal park setting, and Old Catton Recreation Ground caters for sports and play.

The area is well served by a range of respected primary and secondary schools within Old Catton and the wider Norwich area, alongside a strong selection of independent schools in the city, offering excellent long-term educational choice for growing families.

Location

Old Catton is one of Norwich's most sought-after residential villages, offering a distinctive village atmosphere while remaining exceptionally well connected. Everyday amenities are close at hand, with local shops, services and green spaces all easily accessible. Norwich city centre lies just a short distance to the south, providing a comprehensive range of shopping, dining and cultural attractions, alongside a mainline railway station and international airport. Excellent road connections allow for straightforward access to the Northern Distributor Road and the wider Norfolk area, making this an ideal location for commuters and families alike.



Agent's View

"This is a home that really works for family life. The space, layout and sense of privacy set it apart, with the kitchen and family room naturally becoming the heart of the house. Tucked away behind gates yet close to local amenities, it offers that rare balance of feeling special while remaining genuinely practical."

Samuel Le Good | Partner



Agent's Details



Samuel Le Good | Partner

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