

propertyladder



Money Road, Old Catton, NR6

Stunning Chain-Free Three Bedroom Detached Home In Old Catton!

GUIDE PRICE £305,000 Freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CONTEMPORARY VILLAGE LIVING IN CATTON!

This beautifully presented modern detached home, built in 2022, sits in a prime position within the ever-popular village of Old Catton. Designed for stylish, low-maintenance living, it offers premium finishes, thoughtful upgrades and the benefit of being chain free - making it ideal for buyers looking for a simple, stress-free move.

The welcoming entrance hall leads to a spacious living room, finished with upgraded laminate flooring and double doors opening directly onto the south-facing garden. The modern kitchen-dining room boasts a full range of integrated appliances, premium tiled flooring, and ample space for dining - perfect for family life or entertaining guests. A ground-floor WC completes the layout.

Upstairs, the principal bedroom enjoys a smart en suite shower room with upgraded tiles, a waterfall shower, and a modern radiator. Two further bedrooms and a stylish family bathroom complete the accommodation, all enhanced with upgraded carpet and underlay for a high-quality finish throughout.



“ offers premium finishes, thoughtful upgrades and the benefit of being chain free ”



Overview

- Premium Kitchen With Integrated Appliances And Tiled Flooring
- Large Living Room With Upgraded Laminate Flooring And Garden Access
- Ground Floor WC And Welcoming Entrance Hall
- Three Bedrooms, Including En Suite To Principal Bedroom
- Bathroom Upgrades With Waterfall Shower, Tiles And Radiators
- South-Facing Garden With Composite Decking And Spotlights
- Artificial Lawn For Low-Maintenance Outdoor Living
- Spacious Brick-Weave Driveway In A Prime Estate Position





Location

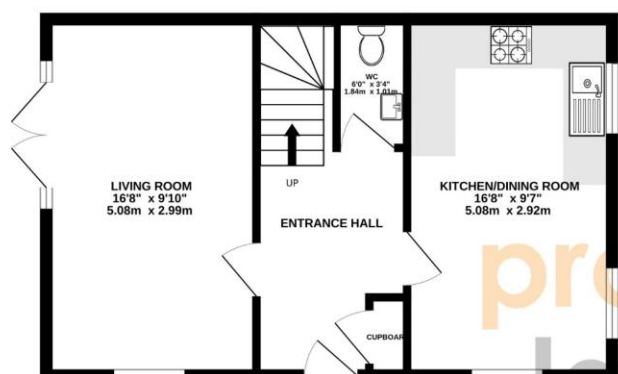
Old Catton is a thriving and well-served village just north of Norwich, offering the perfect blend of convenience and community. Local shops, pubs, cafés, and schools are all within easy reach, along with great transport links into the city and nearby countryside. The property enjoys a favourable position on the development, with a spacious drive, easy access and a pleasant outlook - making it a truly enviable place to call home.



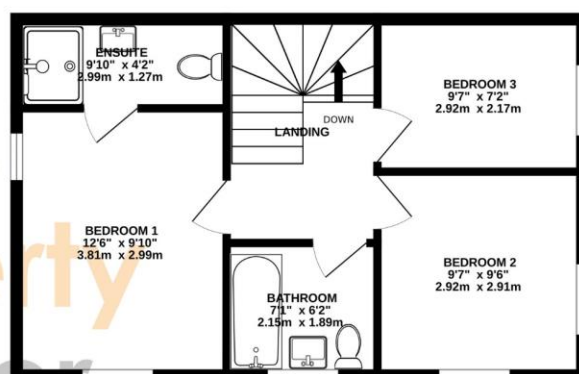
Outside

Outside, the property features a large brick-weave driveway providing excellent off-road parking and a neat lawned frontage. The south-facing rear garden is part-walled and designed for easy upkeep, featuring a composite decked seating area with integrated spotlights and an artificial lawn that looks fantastic all year round.

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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