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Weston Court, Norwich, NR6 7EX

A Three Bedroom Detached Family Home!

Guide Price **£280,000 to £300,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

WELCOME HOME TO CATTON CHARM!

Located in the popular suburb of Old Catton, this well-presented detached family home benefits from a full re-wire throughout the house and garage in May 2025! Perfectly positioned for family living, the property is within walking distance of a range of local amenities, green spaces, and highly regarded schools, including the Ofsted 'Outstanding' rated White Woman Lane Junior School. The ground floor comprises an inviting entrance porch, a dining room, a generous lounge/diner, and a well-appointed kitchen. Upstairs, the home offers three bedrooms off a central landing, along with a family bathroom and a separate WC.



“ a generously sized and non-overlooked rear garden, enclosed by mature hedging and established shrubs ”



Overview

- Guide Price £300,000 - £325,000
- Detached House
- Full House & Garage Rewire In May 2025
- Three Bedrooms
- Two Reception Rooms & Entrance Porch
- Driveway & Garage
- Range Of Nearby Amenities & Excellent Schools
- Enclosed & Private Rear Garden





Location

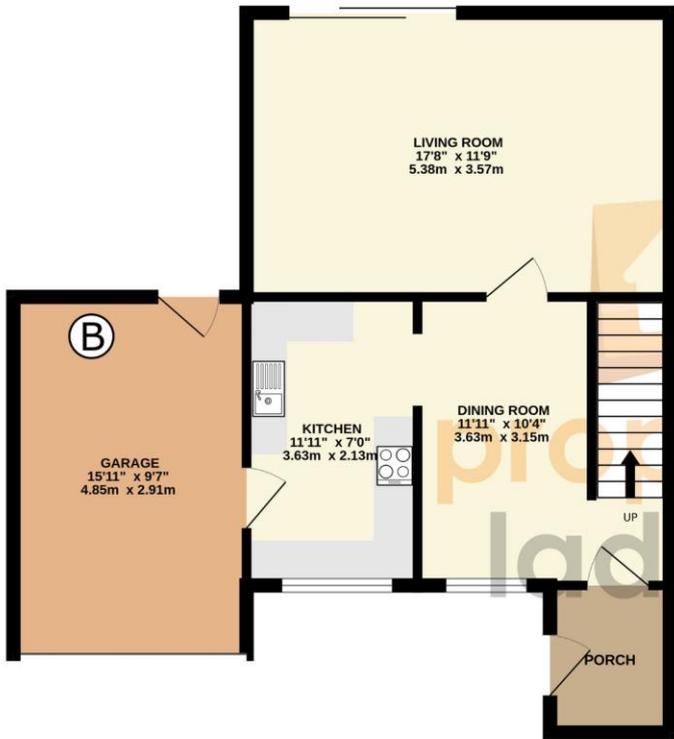
Old Catton is a Norwich suburb, which lies about two miles north-east to the centre of the city of Norwich. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. It is perfectly situated for enjoying the many attractions of Norwich, which include the Cathedral, The Forum, Norwich Castle and the city's famous covered market. Norwich also has a variety of good schools in both the private and public sectors.



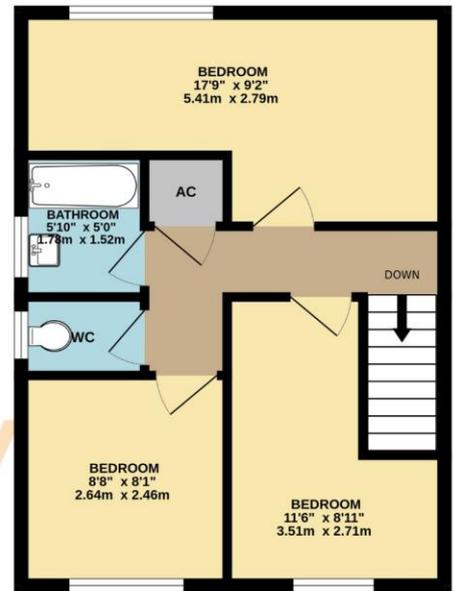
Outside

Outside, the front of the property boasts a low-maintenance landscaped garden with a large brick weave driveway, offering ample off-road parking and access to the attached garage. The property offers a generously sized and non overlooked rear garden, enclosed by mature hedging and established shrubs, the garden enjoys excellent privacy and features a well-maintained lawn. A secluded patio area provides a charming spot for outdoor dining or relaxing in the sun.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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		
81-91	B		84 B
69-80	C	70 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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