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Garrick Green, Norwich, NR6 7AL

Spacious Four Bed Detached Home In Old Catton!

GUIDE PRICE £375,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

OUTDOOR DELIGHT MEETS INDOOR CHARM!

Offered with no onward chain, this spacious detached home in the heart of Old Catton presents a fantastic opportunity for growing families or those simply seeking room to breathe-inside and out. Light flows beautifully through the home, with large windows framing generous living spaces and providing a warm, airy atmosphere throughout.

The ground floor offers a bright and expansive lounge, a separate dining room overlooking the garden, a well-fitted kitchen, and a handy cloakroom/WC off the entrance hall. Upstairs, there are four bedrooms, each featuring built-in wardrobes, and a modern family bathroom.



“the large rear garden boasts a sunken patio area, perfect for entertaining, and a wide expanse of lawn ideal for families or garden enthusiasts”



Overview

- Four bedrooms, all with built-in wardrobes
- Bright and spacious lounge with dual aspect light
- Separate dining room with garden outlook
- Modern fitted kitchen with generous storage
- Ground floor cloakroom/WC
- Family bathroom with contemporary fittings
- Generous rear garden with sunken patio and lawn
- Garage, carport and brick weave driveway





Location

Old Catton is a highly sought-after suburb located just to the north of Norwich city centre. Renowned for its blend of historic charm and modern convenience, the area offers a peaceful, residential feel while remaining well-connected to the city and beyond.

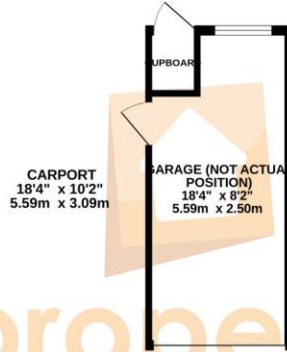
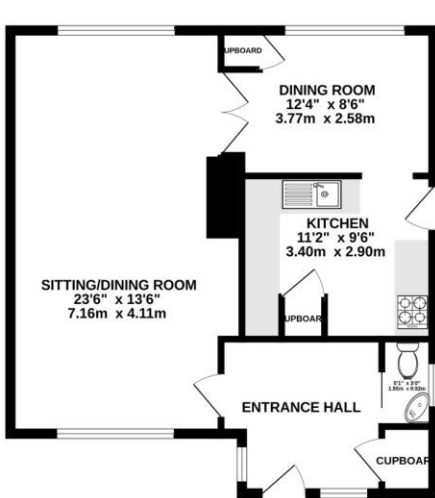
At the heart of Old Catton is a real sense of community, with excellent local amenities including shops, cafés, pubs, schools, and health services all within easy reach. The area also benefits from regular public transport links, making commuting into Norwich or further afield simple and convenient.



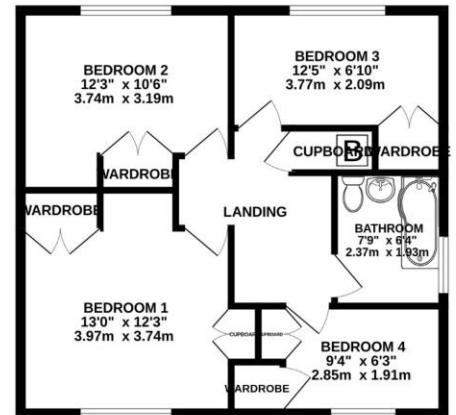
Outside

Outside, the property continues to impress: a brick weave driveway leads to a garage and carport, while the large rear garden boasts a sunken patio area, perfect for entertaining, and a wide expanse of lawn ideal for families or garden enthusiasts. Whether you're seeking light-filled interiors, versatile accommodation, or generous outdoor space, this home delivers on every front.

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 77 C |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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