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Hall Drive, Old Catton, NR6 7DW

A Three Bedroom Grade II Listed Semi Detached Cottage!

GUIDE PRICE £425,000 - 450,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CHARMING COTTAGE, TIMELESS CHARACTER!

Upon entering the cottage, the character of the property is immediately apparent. The spacious sitting room is a welcoming space, featuring exposed beams and a central fireplace with a brick chimney breast and solid oak bressummer, which creates a striking focal point. The room is filled with natural light, making it a perfect spot to relax. Leading off from the sitting room is the large, bright family kitchen. With high ceilings, exposed beams, and a tiled floor, this room truly serves as the heart of the home. It provides access to both a sheltered rear courtyard and a beautiful side cottage garden, offering the perfect place for outdoor relaxation.



“A unique feature of this period cottage is the presence of two separate staircases.”



Overview

- Three Bedrooms; Two Receptions
- Ground Floor Bathroom; First Floor Shower Room
- Breakfast Kitchen with Separate Utility Room
- An Abundance of Character with Feature Fireplaces and Exposed Beams
- Former Coach House come Garage & Off Road Parking
- Two Gorgeous Cottage Gardens





Location

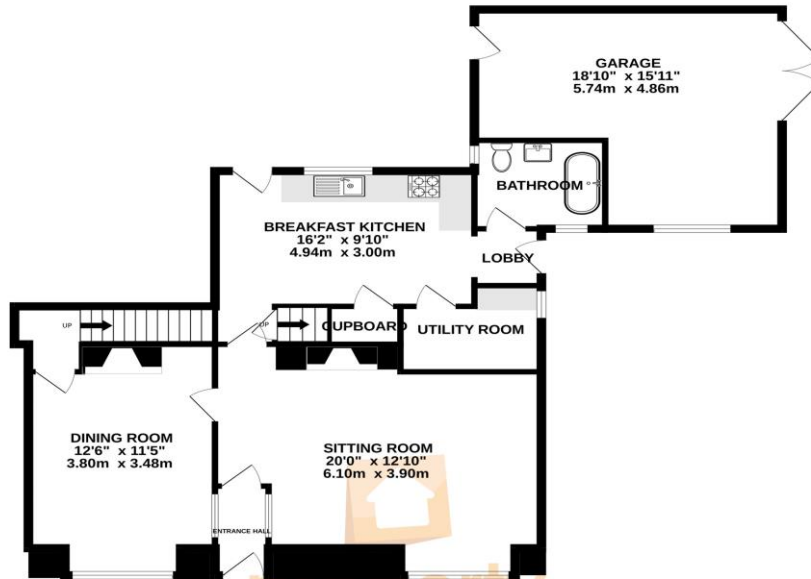
Old Catton is a Norwich suburb, which lies about two miles north-east to the centre of the city of Norwich. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. It is perfectly situated for enjoying the many attractions of Norwich, which include the Cathedral, The 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.



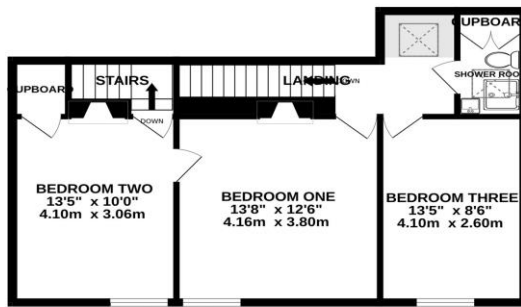
Outside

The cottage offers a range of lovely outdoor spaces, including a patio area and a sunny courtyard that catches the morning sun, perfect for enjoying the outdoors in peace. The pretty cottage garden adds to the charm, creating an inviting and serene setting.

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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