

# propertyladder



## Coller Road, Norwich, NR6

A Chain Free Three Bedroom Modern Detached Home!

OFFERS IN EXCESS OF **£340,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# LIGHT-FILLED FAMILY LIVING IN A PRIME SPOT!

This modern, chain free detached home is set within a sought-after new development in Old Catton. The property features a welcoming entrance hall leading to a ground floor WC and a contemporary kitchen diner, complete with built in appliances, perfect for family living and entertaining. The spacious living room benefits from French doors that open onto the rear garden, providing a bright and airy space. Upstairs, there are three well-proportioned bedrooms, all with built in wardrobes, including a master bedroom with a stylish en-suite, alongside a modern family bathroom, offering both comfort and practicality!



*“garden has been thoughtfully landscaped for low maintenance living”*



## Overview

- Modern Detached House
- Three Bedrooms
- Master En-Suite & Family Bathroom
- Modern/Kitchen Diner
- No Onward Chain
- Landscaped Rear Garden
- Driveway For Two Vehicles & EV Charging Point
- Large Entrance Hall & Ground Floor WC
- Still Under Builders Guarantee
- Ideal Family Home Within Walking Distance To Amenities



## Location

Located on Colter Road in the highly desirable area of Old Catton, NR6, this home benefits from a prime position within easy reach of a range of local amenities. Nearby, residents will find well-regarded schools, including Old Catton Junior School and Paston Ridings Junior School, as well as a selection of shops, cafes, and restaurants to cater to everyday needs. The area is well-served by public transport links, and the city centre of Norwich is just a short drive away. For leisure, there are several parks, green spaces, and recreational facilities nearby, making this an ideal location for families and those seeking a vibrant yet peaceful community.



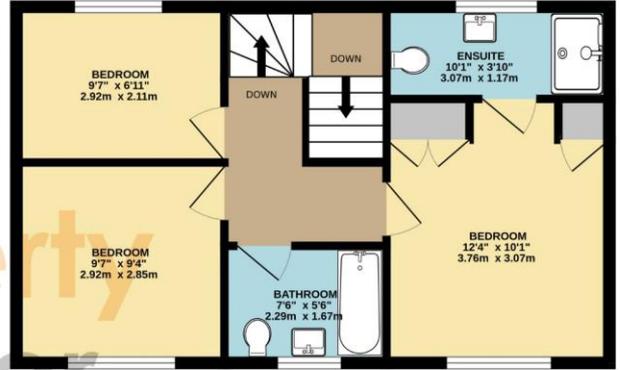
## Outside

The property benefits from its own private driveway, with parking for two vehicles and has the added convenience of an EV charging points. The rear garden has been thoughtfully landscaped for low maintenance living, featuring a lawned area, a generous patio, and shingle edging. It includes several planters, a seating area beneath a pergola, a large storage shed, and a variety of plants and shrubs. To the side, there is a gated area providing convenient space for bins or additional storage.

**GROUND FLOOR**  
457 sq.ft. (42.4 sq.m.) approx.



**1ST FLOOR**  
457 sq.ft. (42.4 sq.m.) approx.



**TOTAL FLOOR AREA : 914 sq.ft. (84.9 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+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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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