

propertyladder



The Elms, St. Faiths Road, Old Catton, NR6

A Stunning Five-Bedroom Detached Home In Catton!

Asking Price Of **£875,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

FAMILY COMFORT MEETS REFINED LIVING!

The ground floor centres around a magnificent entrance hall, setting the tone for the elegance found throughout. A bright and airy lounge with garden views, a formal dining room, and a conservatory offer a variety of spaces for both relaxation and hosting. The showpiece kitchen/breakfast room is fitted with contemporary cabinetry, an island unit, and ample dining space, creating a true hub of the home. Completing the ground floor are a dedicated study for home working and a well-appointed utility room. Upstairs, the principal bedroom suite impresses with its luxurious en suite shower room and a substantial walk-in dressing room. The second bedroom also boasts its own stylish en suite, while two further doubles and a generous single bedroom are served by a family bathroom.



“Upstairs, the principal bedroom suite impresses with its luxurious en suite shower room and a substantial walk-in dressing room”



Overview

- Substantial Detached Home On A 0.3-Acre Plot
- Stunning Principal Bedroom With Luxury En Suite And Dressing Room
- Second Bedroom Also With Modern En Suite
- Bright Lounge, Dining Room, And Sunny Conservatory
- Stylish Kitchen/Breakfast Room With Island
- Double Garage And Large Private Driveway
- Landscaped Gardens With Two Patio Areas





Location

Old Catton is a highly desirable residential suburb of Norwich, known for its leafy streets, period homes, and vibrant community feel. The village offers a range of local amenities including shops, cafés, pubs, and a well-regarded primary school, with further educational options nearby. Residents enjoy beautiful green spaces such as Catton Park, a historic 70-acre parkland designed by Humphry Repton, as well as excellent walking and cycling routes. Old Catton also benefits from convenient access to Norwich city centre, the Broadland Northway, and Norwich Airport, making it perfect for families and professionals seeking a blend of tranquillity and connectivity.

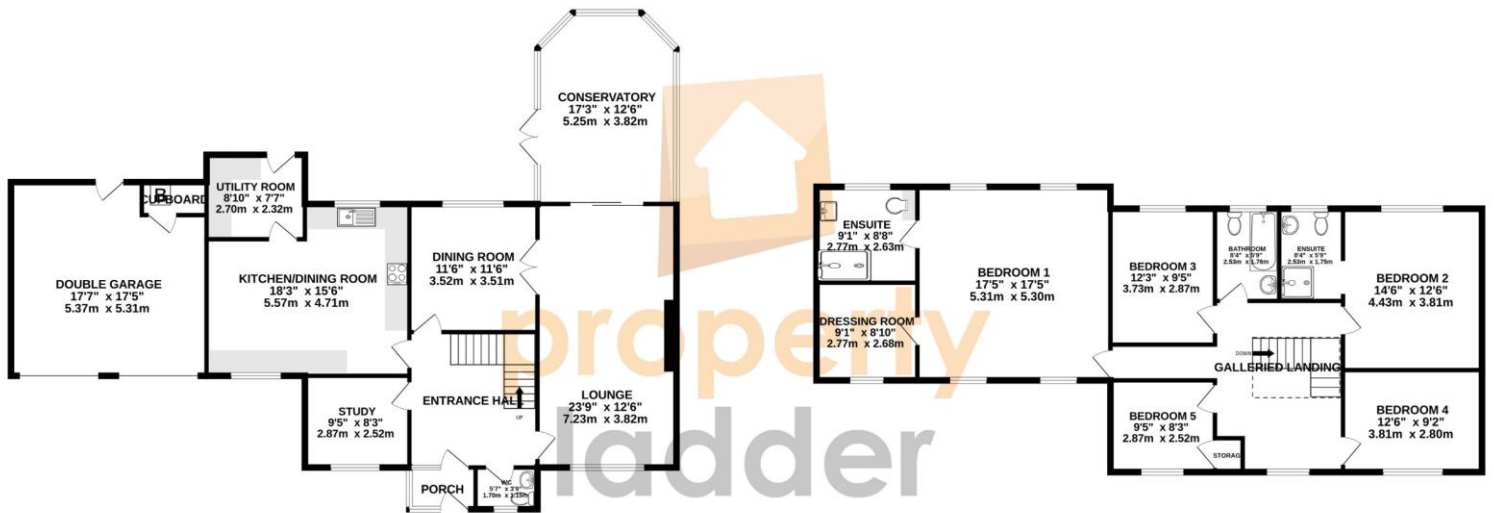


Outside

Occupying a discreet position behind a private shared driveway with just two neighbouring properties, this home offers excellent kerb appeal with its extensive driveway and double garage. The rear garden has been thoughtfully landscaped with a large lawn, established beds, and two patio areas positioned to enjoy the sun at different times of day. Rarely does a home in this prestigious location come to the market-a unique opportunity for buyers seeking space, style, and privacy in a highly desirable setting.

GROUND FLOOR
1521 sq.ft. (141.3 sq.m.) approx.

1ST FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 2776 sq.ft. (257.9 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

EPC - TBC

COUNCIL TAX BAND: F

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

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