

abbot**Fox**  
Bespoke.



The Warren, Old Catton, Norwich  
*Guide Price £600,000*

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**







## THE DETAIL\_\_\_\_\_

abbotFox Bespoke presents this beautifully extended and immaculately presented four-bedroom detached home, enviably positioned within one of Old Catton's most sought-after residential addresses.

Designed for modern family living, this home offers an impressive balance of versatile accommodation and elegant style. The ground floor welcomes you with a spacious entrance hall leading to a private office space, perfect for those working from home, a formal lounge which is complemented by an expansive open-plan kitchen, dining, and family room — the true heart of the home. Finished to a high standard, the kitchen boasts sleek cabinetry, integrated appliances, and a large island, perfect for everyday living and entertaining alike. A separate utility room and a cloakroom add to the practicality of the space.

Upstairs, the property continues to impress with four generous bedrooms, including a luxurious principal suite with dressing room and a stylish en-suite shower room. A beautifully appointed family bathroom serves the remaining double bedrooms.

Outside, the property offers a private, landscaped rear garden, ideal for outdoor entertaining, and a driveway providing ample off-road parking which leads to the adjoining garage.

Located in a peaceful cul-de-sac within easy reach of excellent local amenities, parks, and highly regarded schools, this exceptional home presents a rare opportunity to secure a high-quality, turn-key residence in a prime Norwich suburb.

Guide Price £600,000 - £650,000

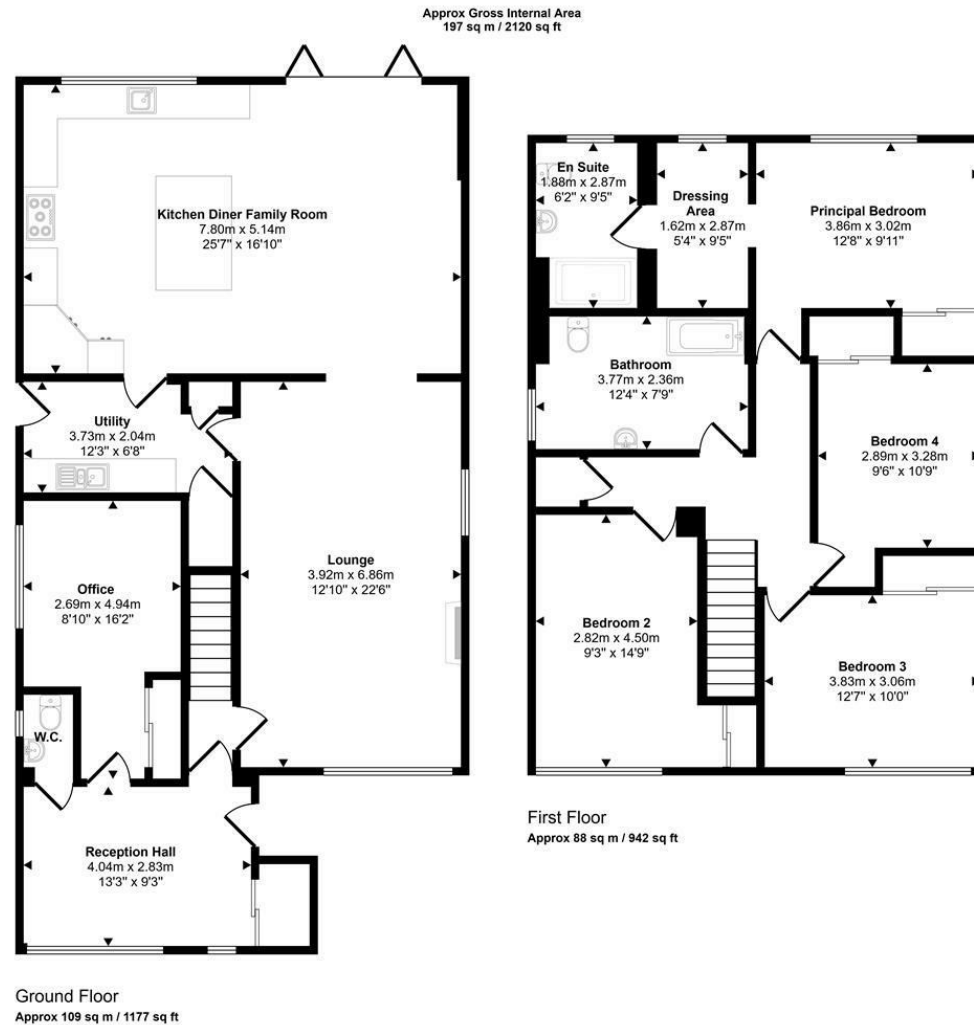






## THE HIGHLIGHTS\_\_

- Extended detached home
- Stunning open plan kitchen diner family room
- Four double bedrooms
- Principal suite with dressing room and shower room
- Private office space, ideal for those working from home
- Sought after location
- Ideal family home
- Internal viewing advised



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

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