

abbotFox



Old Catton, NR6  
*Offers In Excess Of £260,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







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

abbotFox presents this chain-free detached home, occupying a private corner plot within the sought-after suburb of Old Catton.

This home provides generous and versatile living space. The ground floor features a welcoming entrance hall, lounge diner, a separate kitchen diner, conservatory, useful utility room and a shower room. Upstairs, two double bedrooms are complemented by a family bathroom.

Positioned on a private plot backing onto school fields, the garden offers a tranquil and secluded outdoor space, perfect for entertaining or relaxation. Driveway parking and a garage further enhance this home's appeal.

Located within easy reach of local amenities, schools and transport links into Norwich, this is a rare opportunity to secure a detached home in such a well-regarded position.



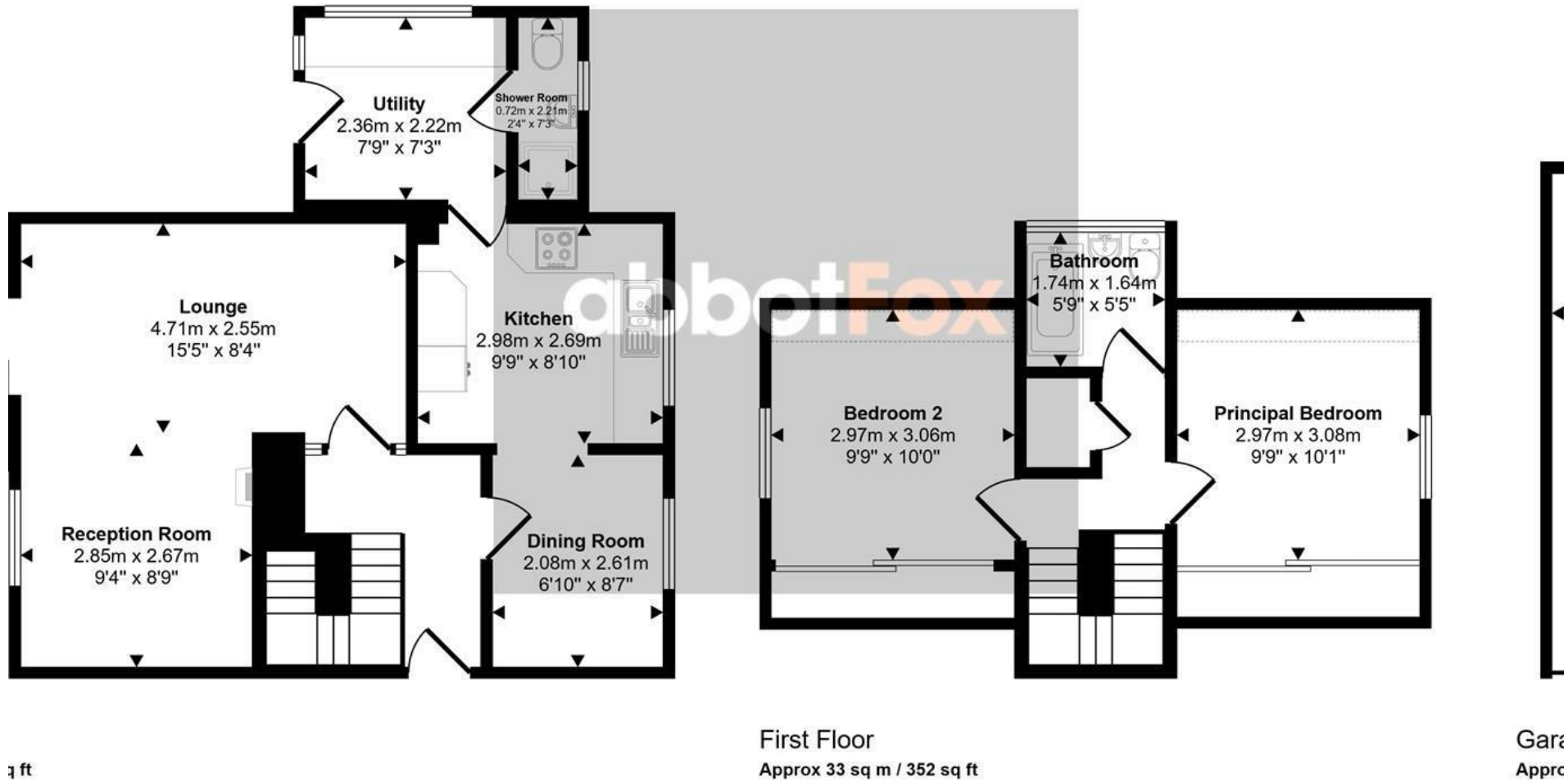




## THE HIGHLIGHTS \_\_\_\_\_

- Viewing advised
- No onward chain
- Extended detached house
- Generous corner plot, backing school fields
- Spacious living accomodation
- Convenient location

Approx Gross Internal Area  
104 sq m / 1116 sq ft



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 -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.