

abbotFox



Old Catton, NR6
Asking Price £230,000

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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 well proportioned terraced house, which has been well maintained and improved, and offers a perfect opportunity for any first time buyer.

Accommodation

This home offers spacious and flexible accommodation arranged over two floors. Thoughtfully designed for both entertaining and everyday life. The ground floor comprises; entrance porch, lounge and kitchen diner with direct access to the garden. The first floor offers three comfortable bedrooms and a family bathroom. Externally, the property benefits from both front and rear gardens, with the additional benefit of a garage and parking to the rear.

Location

Occupying a prominent position on White Woman Lane, this home is situated within Old Catton which is one of Norwich's most established and desirable residential areas. Offering a peaceful setting whilst remaining conveniently close to the City Centre. Residents benefit from easy access to a wealth of local amenities, independent shops, cafés and supermarkets, alongside excellent transport links and nearby green spaces including Catton Park and Mousehold Heath.

Families

Perfectly suited to a young family or couple, the property falls within reach of a number of highly regarded schools for all ages. The generous living accommodation and established gardens provide ample space for growing families, while the nearby parks, recreational facilities and local amenities further enhance the home's family appeal.

Our Agent's View

"Homes in Old Catton are always highly sought after, and it is easy to see why. This is a wonderfully spacious home in a prime Norwich location, offering versatile accommodation and a fantastic balance between privacy and convenience."



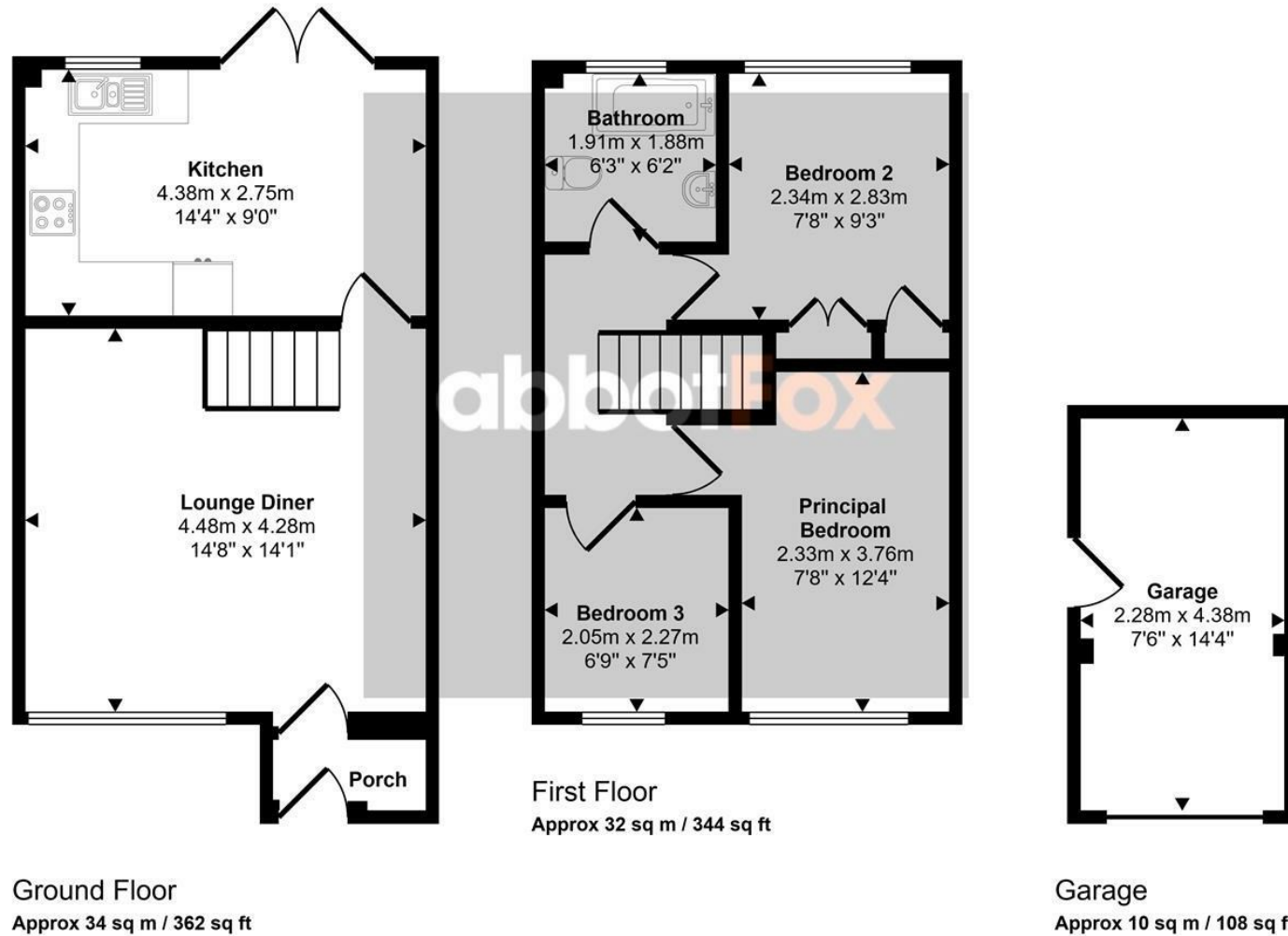




THE HIGHLIGHTS _____

- Mid terraced house
- Three bedrooms
- Generous living accommodation
- Enclosed, private gardens
- Off road parking and garage
- Close to local amenities
- Ideal first time buy
- Viewing advised

Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 34 sq m / 362 sq ft

First Floor
Approx 32 sq m / 344 sq ft

Garage
Approx 10 sq m / 108 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 -

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