

abbotFox  
Bespoke.



Old Catton, NR6  
*Offers In Excess Of £350,000*

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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 deceptively spacious end-terraced home, occupying a generous plot in the ever-popular suburb of Old Catton. Stylishly extended and thoughtfully enhanced, this home offers an exceptional opportunity for any buyer looking to enjoy the modern comforts from an older home.

The ground floor features a bright and welcoming lounge to the front, while to the rear, an open-plan kitchen and dining area creates a sociable hub, ideal for entertaining or relaxing with family. Upstairs, three well-proportioned bedrooms are complemented by a sleek family bathroom, with the added bonus of a fully converted loft room offering valuable additional space—perfect as a playroom, guest bedroom or creative studio.

Accessed through bi-folding doors from the open plan living area, the rear garden offers the perfect private retreat, and is fully enclosed. Set to the rear of the garden is an insulated outbuilding that provides the ideal space for a home office, gym or hobby room. The property further benefits from off-road parking to the front.

Located within easy reach of local amenities, well-regarded schools, and excellent transport links into Norwich city centre, this unique home is not to be missed.





WARNING  
PLEASE PROTECT ALL  
PROPERTY  
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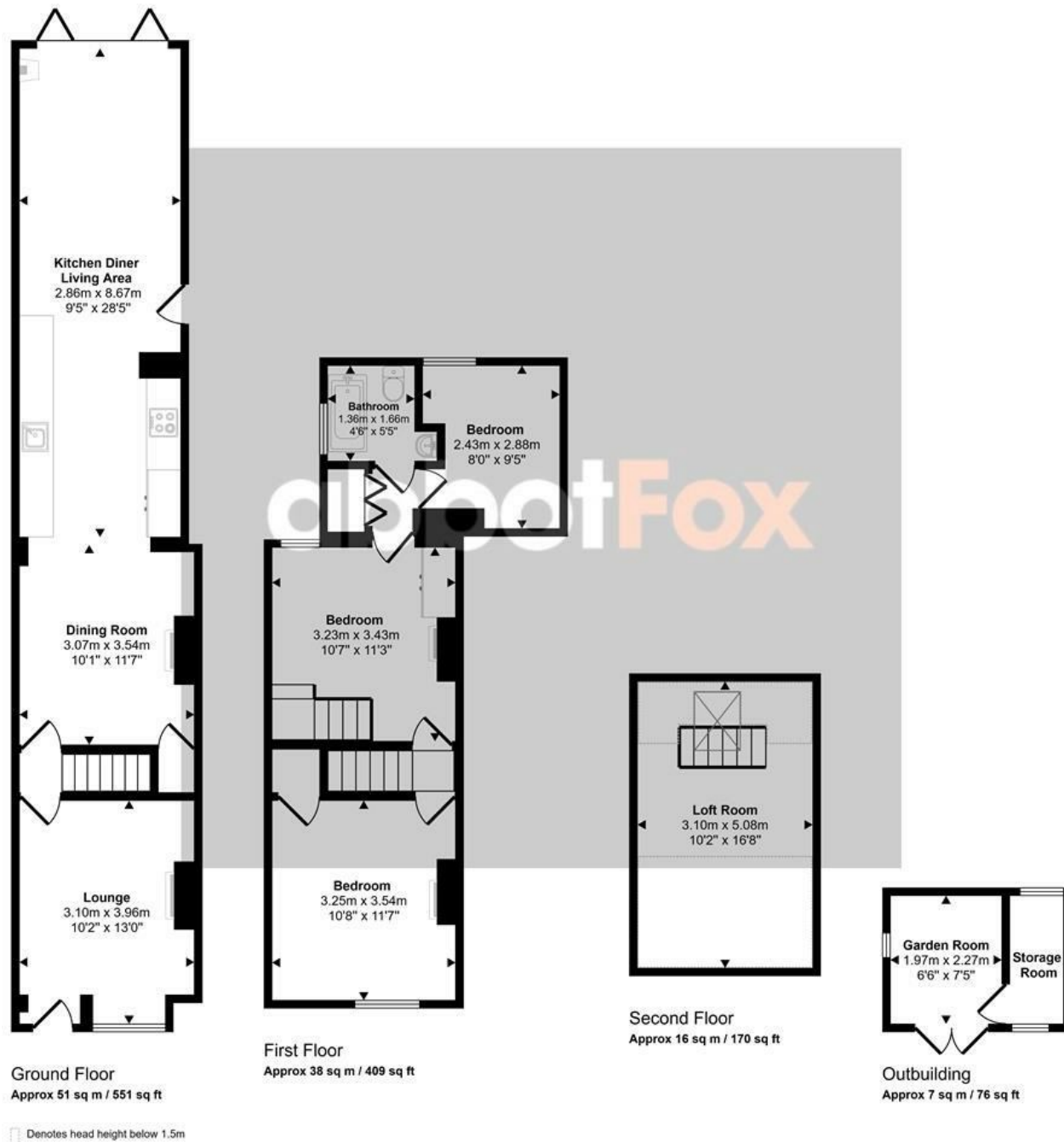
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## THE HIGHLIGHTS \_\_\_\_\_

- End terraced home
- Three bedrooms
- Stylish open plan living area
- Enclosed private gardens
- Easy access to local amenities
- Off road parking
- Internal viewing recommended



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Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox @abbotfoxbespoke

EPC RATING -

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