

abbot**Fox**
Bespoke.



Old Catton, NR6
Guide Price £345,000

“

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.

Guide Price - £345,000 to £355,000





WARNING
THESE PREMISES ARE
PROTECTED BY
A LOCKED GATE
DO NOT ENTER
ON PAIN OF PROSECUTION
UNDER THE
COUNTRYSIDE AND
COUNTRYSIDE ACTS
1968 AND 1969

157

157

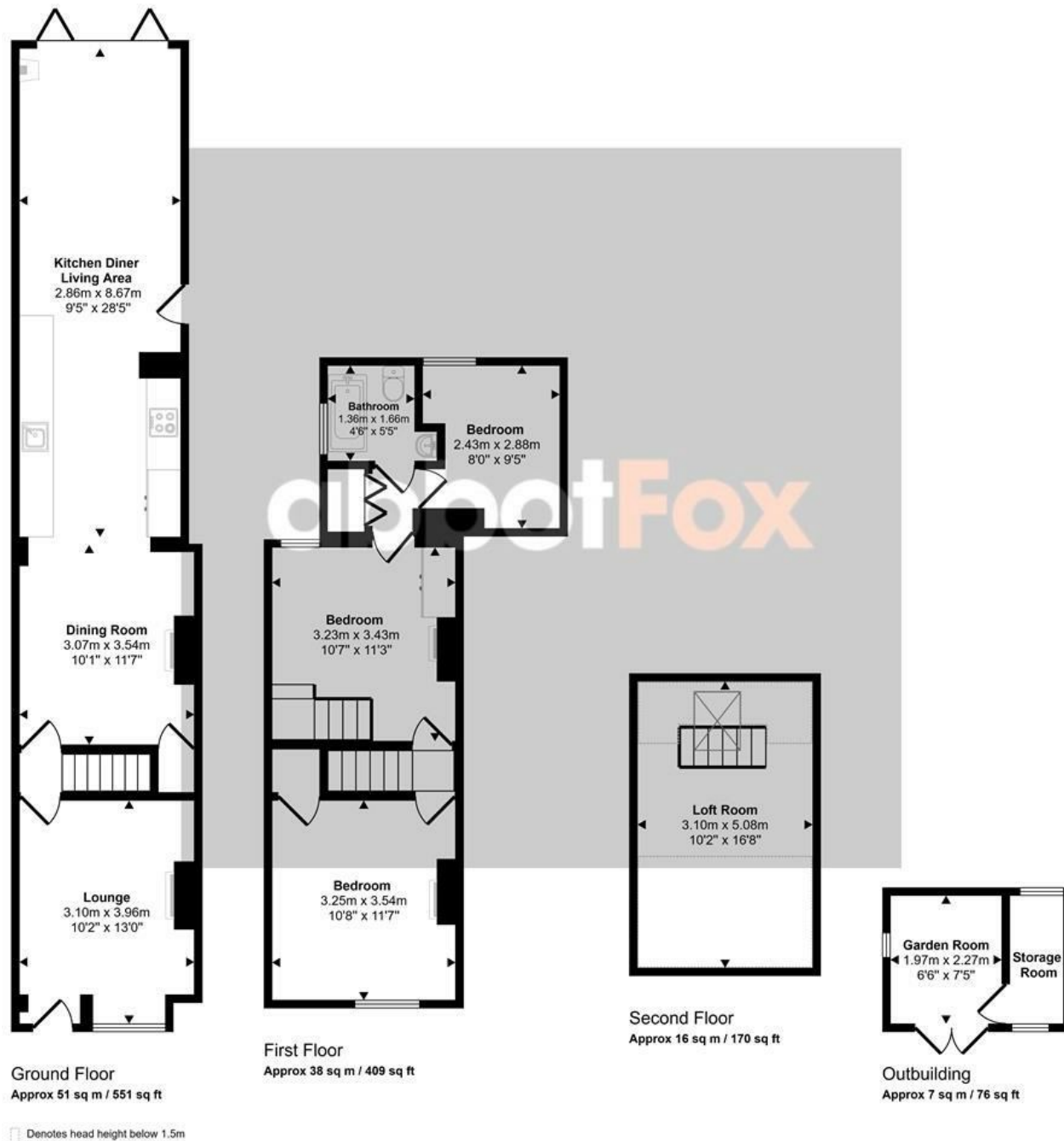
159

YHII KTO



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



Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox @abbotfoxbespoke

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.