



Austin Way | Norwich | NR6 7GB
Guide Price £400,000

twgaze

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An Executive detached four bedroom family home with the benefits of solar panels, located on a small development in the popular suburb of Old Catton.

- Guide Price £400,000 - £420,000
- Main bedroom with en suite
- Kitchen/diner
- Private rear garden
- Off road parking for 2 vehicles
- Four bedroom executive detached family home
- Large Lounge
- utility room
- Garage with power and light

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The LOCATION

Old Catton is a Norwich suburb, which lies about two miles north-east to the centre of the city of Norwich. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. It is perfectly situated for enjoying the many attractions of Norwich, which include the Cathedral, The Forum, Norwich Castle and the city's famous covered market. Norwich also has a variety of good schools in both the private and public sectors.

The Property

This stunning four-bedroom executive detached family home offers a perfect blend of style, comfort, and meticulous attention to detail. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features a convenient W.C. and a large, inviting lounge, alongside a bright and airy garden room, ideal for relaxing or





entertaining. The heart of the home is the open-plan dining room and kitchen, offering ample space for family meals and social gatherings. Upstairs, the main bedroom is complemented by a modern en suite shower room, while three additional bedrooms provide versatile spaces for family, guests, or a home office. The family bathroom offers a serene retreat for relaxation. Lovingly decorated and styled throughout, this home exudes warmth and charm, with every room thoughtfully designed to create a welcoming atmosphere.

The Outside

The property can be found in a small crescent of three houses overlooking a lawn with a views over the local playing field on the small development of Austin field, Old Catton. The rear garden offers a secluded sanctuary, complete with a spacious patio area ideal for alfresco dining and entertaining. A charming summer house is perfectly positioned within the space, providing an excellent retreat. A path leads to a brick-built garage, which is equipped with power, lighting, and ample storage. In front of the garage, a driveway offers off-road parking for two vehicles. Additionally, there are plenty of visitor parking spaces available along the road.

Services

There is Main electricity, mains water , main drainage and heating is via gas central heating.

How to get there

what3words ///admiral.fields.ears

Viewing strictly by appointment via Twgaze

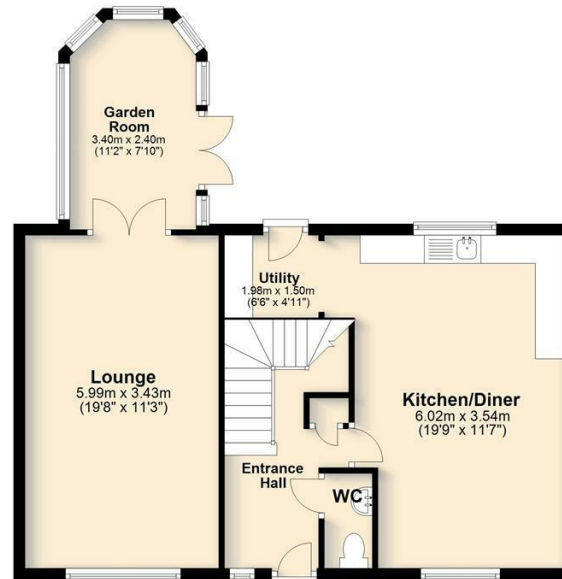
Agents Note There is an estate charge to live on the development of £101.58 per year.

Agents Note The owner of property currently receives approximately £800 per year refunded by Scottish Power, for the excess electricity the solar panels produce.



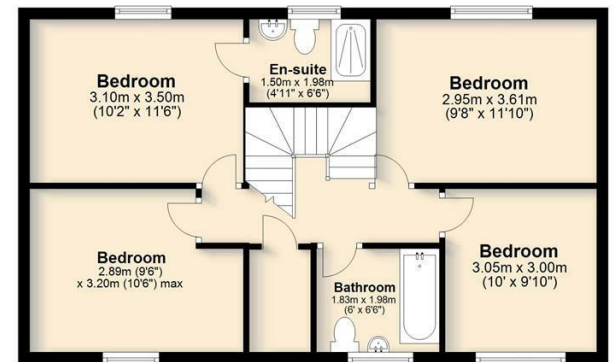
Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.5 sq. feet)



Total area: approx. 125.5 sq. metres (1351.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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