



11 Appleacres, Old Catton

Norwich



In Excess of £935,000
Minors & Brady

11 Appleacres

Old Catton, Norwich

Established along a concealed road within a distinguished, custom-built community, this six-bedroom residence delivers expansive and versatile interiors. Boasting three generously proportioned reception rooms, including a large front room/library, a fitness room and a comfortable TV space, this home is designed for both family living and entertaining. The spacious kitchen, extensively redesigned in 2017, features a large cooking island, built-in Whirlpool appliances and opens to the outdoors. With six bedrooms and four bathrooms, including luxurious en-suites, this home provides ample space for a growing family. Outside, the beautifully manicured gardens, expansive driveway, and sun-soaked patio area create the perfect environment for outdoor enjoyment and relaxation.

- The kitchen/dining room is a showstopper, with a vast cooking island, Whirlpool appliances, and a breakfast bar
- The principal suite is more than just a bedroom – it's a private sanctuary with bespoke wardrobes, an indulgent en-suite
- A practical boot room and mudroom complete with a shower, so muddy boots and paws are never an issue
- The front garden is a picture of charm, with kidney-shaped lawns and two graceful Japanese silver birches, setting the tone as you arrive
- A detached double garage with electric doors, currently serving as a space for everything except cars – think hobby haven, storage, or whatever you desire
- A short distance to Old Catton Park, the 70-acre beauty that's perfect for dog walks or family picnics
- Sun-drenched terraces and patios that spill from the kitchen, turning every meal into your very own outdoor dining room
- Easy access to Norwich's city centre, excellent bus links and the added perk of Norwich International Airport just





M&B

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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What's around you...

Appleacres is positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk from the vibrant city of Norwich, residents of Appleacres enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes. In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight for the current owner of Appleacres is the 70-acre Old Catton Park, just a short stroll across the road. This conservation area offers a picturesque landscape that



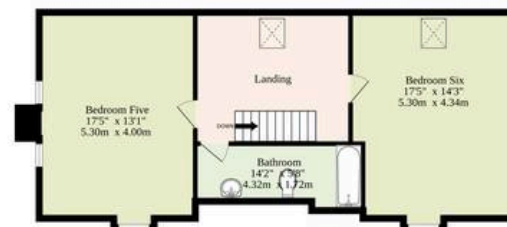
Ground Floor
1485 sq.ft. (140.3 sq.m.) approx.



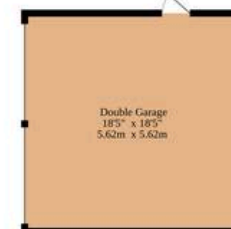
1st Floor
506 sq.ft. (46.9 sq.m.) approx.



2nd Floor
689 sq.ft. (64.0 sq.m.) approx.



Garage
342 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 3622 sq.ft. (336.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dreaming of this home? Let's make it a reality



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Meet *Karol*
Property Valuer



Meet *Claire*
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Minors & Brady
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