

60 The Paddocks, Norwich - NR6 7HD

£300,000 Freehold

Guide price £300,000 - £325,000 Situated in a sought-after area of North Norwich, this charming detached residence exemplifies the appeal of family living. Every corner of this beautiful home radiates warmth and comfort, providing versatile and spacious accommodation that meets a variety of needs. Whether you are a small family or a first-time buyer, this home is ready for you to enjoy all it has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

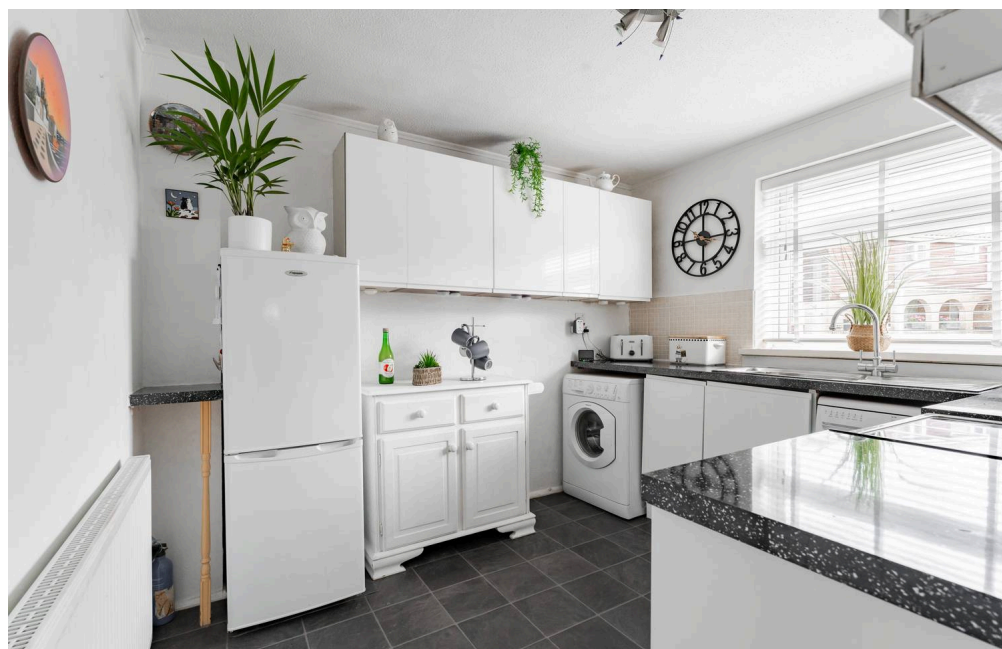
EPC Environmental Impact Rating:

Minors & Brady
Estate Agents, Lettings and Property Management

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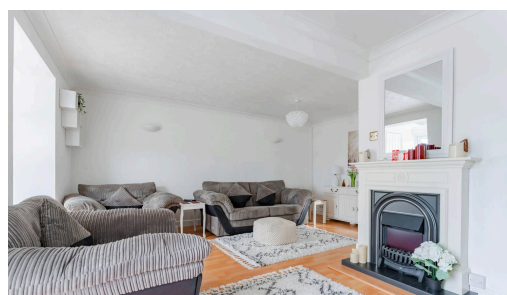
Old Catton is a suburban area located to the north of Norwich, Norfolk, in the United Kingdom. Its postcode, NR6, encompasses not just Old Catton but also nearby neighborhoods like New Catton and parts of Hellesdon. The area is known for its mix of residential housing, green spaces, and proximity to the city center of Norwich, making it a popular place for commuters who work in the city but prefer a quieter, semi-rural setting. Old Catton offers a range of local amenities, including schools, shops, and recreational facilities, while also being well-connected by public transport, including buses and main roads, to central Norwich and beyond. The area retains a community-oriented atmosphere, with historical landmarks and a variety



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THE PADDOCKS

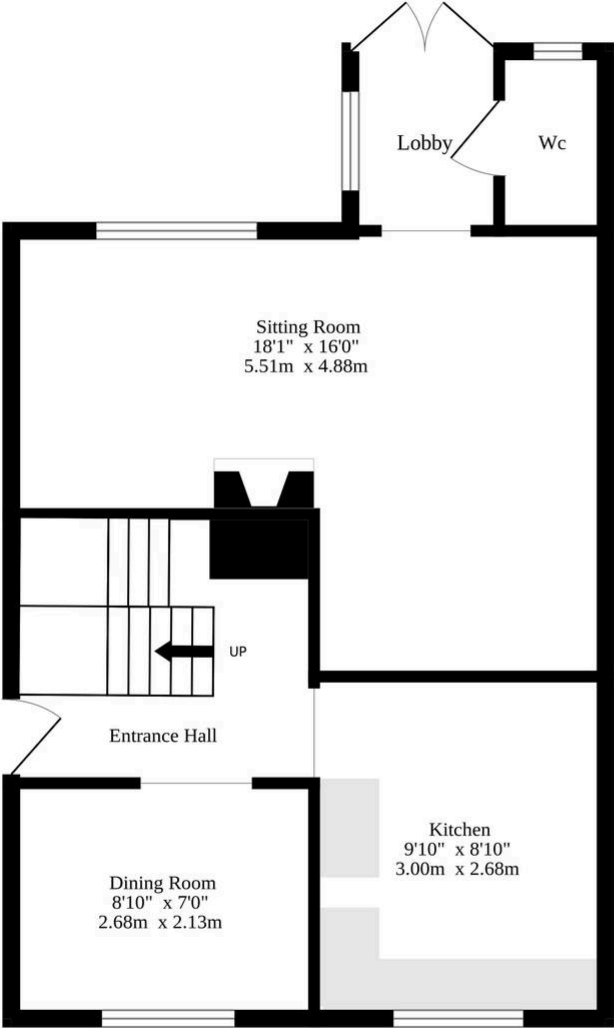
Upon entering, you are greeted by a welcoming entrance hall. Immediately capturing your attention is the 18ft (stms) sitting room, an inviting space perfect for family gatherings and entertaining guests. The abundance of natural light streaming through the windows adds to the airy atmosphere, creating a serene ambience that invites relaxation and comfort. The kitchen is well-equipped with fitted units and appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation. A formal dining room encourages family gatherings, with the option to be a study, snug or playroom for families with children.

Ascend to the first floor where you will encounter two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom completes the upper floor, comprising of a three piece suite that accommodates all residents in the household.

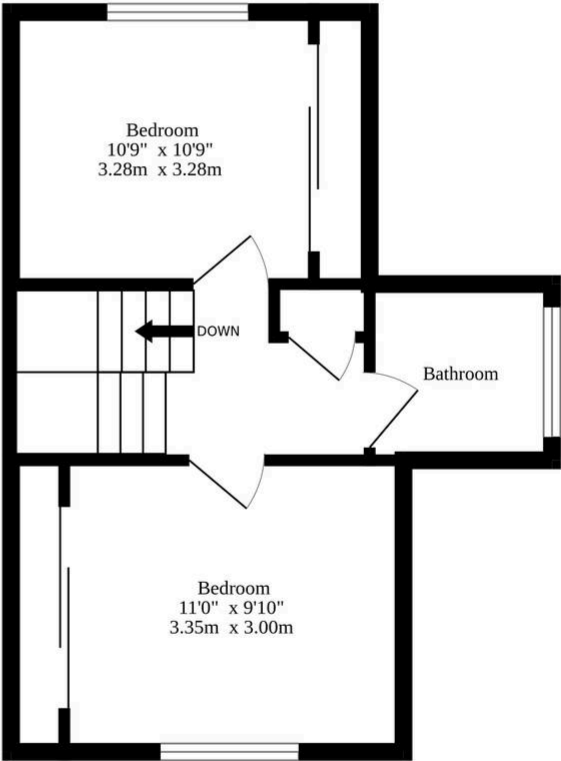
Towards the rear is a well-maintained garden offering endless possibilities for outdoor activities and enjoyment. It is primarily laid to lawn, bordered by planted beds and shrubbery. The patio area is suitable for your outdoor seating arrangements during the summer months. The addition of a wooden shed is ideal for storing your garden equipment and tools. Overall, it is fully enclosed



Ground Floor



1st Floor



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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