

## 35 Ecton Walk, Norwich - NR6 7ES

£230,000 Freehold

Packed with stylish updates and everyday comforts, this modern three-bedroom home is a fantastic opportunity for first-time buyers. Set opposite a leafy green, it offers a bright sitting room, a spacious kitchen diner, and a newly fitted bathroom with sleek chrome finishes. The sunny south-west facing garden adds real lifestyle appeal, perfect for outdoor dining or evening relaxation. Practical touches like new radiators, a recently installed boiler, and tasteful décor throughout make it fully move-in ready. With allocated parking, an en bloc garage, and strong local connections, it's a home that delivers on both style and convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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### The Location

Ecton Walk enjoys a prime position within the village of Old Catton, offering a perfect blend of countryside charm and modern convenience. Just 45 minutes on foot from the vibrant city of Norwich, the area benefits from excellent bus links, nearby rail services to London Liverpool Street in just 90 minutes, and Norwich International Airport only 2 miles away.

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A standout feature for residents is the stunning 70-acre Old Catton Park directly across the road—ideal for scenic dog walks, seasonal strolls, and the weekly Saturday Parkrun, which brings the local community together.

### Ecton Walk, Old Catton

Enjoying an enviable outlook across a leafy green, this stylish three-bedroom home ticks all the right boxes for comfort, style and convenience. Welcomed by a smart front porch, the entrance opens into a bright and inviting sitting room—a well-proportioned space ideal for relaxed evenings or entertaining friends, complete with tasteful modern decor and fresh finishes that immediately feel like home.

At the heart of the property, the kitchen diner offers both practicality and personality. Its clean-lined cabinetry and spacious layout make cooking and dining a joy, with plenty of room to gather around the table. A door lead out to a south-west facing garden, perfect for soaking up the last of the evening sun or firing up the barbecue on warmer days.

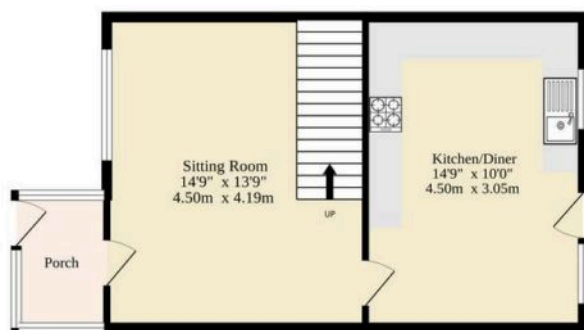
Upstairs, you'll find three well-sized bedrooms and a beautifully finished, newly fitted bathroom. Boasting sleek chrome fixtures, contemporary sanitaryware, and a calming aesthetic, the bathroom brings a real sense of luxury to everyday routines.

Further enhancements throughout the home include brand new radiators and a newly installed boiler, ensuring energy-efficient warmth during the cooler months. Every corner has been thoughtfully updated to reflect a fresh, modern lifestyle.

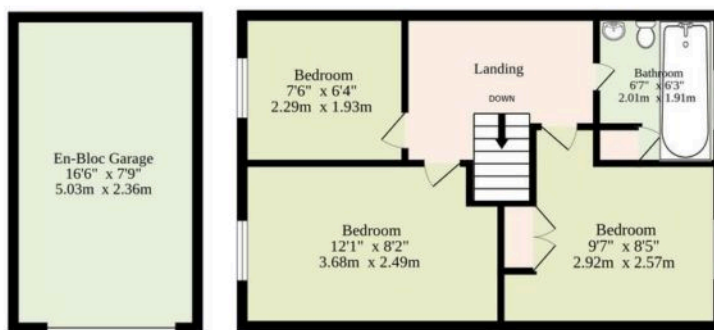
Externally, the property benefits from an en bloc garage and a dedicated parking space directly in front—offering both security



Ground Floor  
359 sq.ft. (33.4 sq.m.) approx.



1st Floor  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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