

## 9 Stirling Road, Norwich - NR6 6GE

£300,000 Freehold

Guide Price £300,000 - £325,000. Smart, stylish and spread over three floors, this Catton home packs a serious punch when it comes to space and comfort. The sleek grey kitchen diner, complete with wine fridge, flows straight into a bright conservatory – ideal for everything from lazy breakfasts to weekend get-togethers. You've got three proper bedrooms, built-in wardrobes in every one and a top-floor main suite that feels like your own private zone. The garden's a real highlight – private, great-sized and just the right spot for pets, kids or evening drinks. With parking out front, an integral garage, and a fresh modern finish throughout, it's got everything you don't. Add in brilliant neighbours and a location close to the city, and you'll want to view this one fast.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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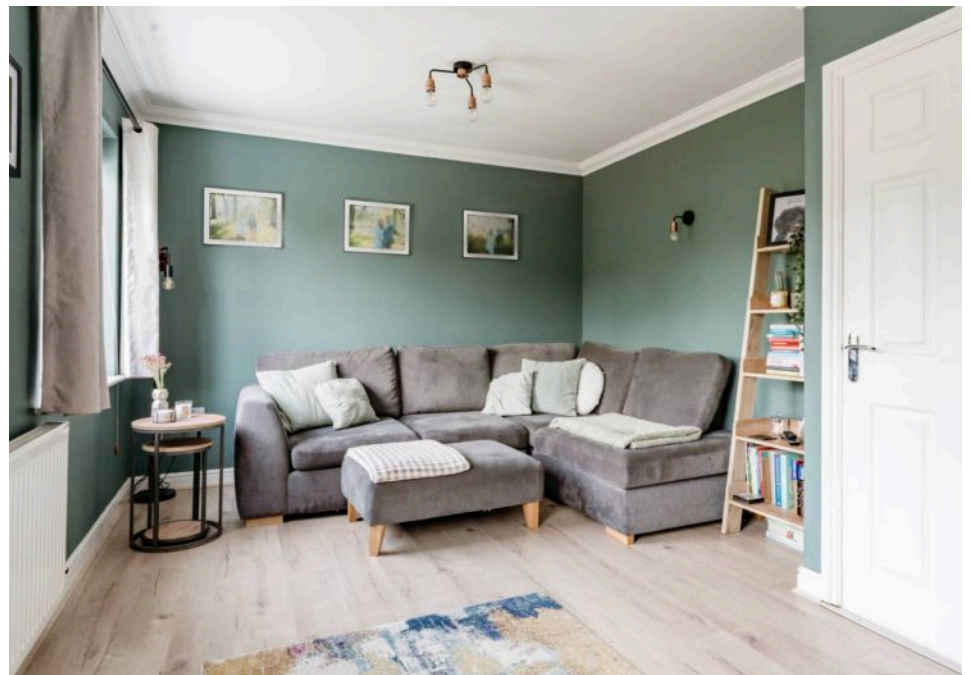
### The Location

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The area is well connected with regular bus routes into Norwich and surrounding towns, while the nearby train station provides direct links to major destinations, including London Liverpool Street in around 90 minutes. Norwich International Airport is also just 2 miles away, offering flights to a range of UK and European locations including Amsterdam, Malta and the Canaries.

A real local gem is the 70-acre Old Catton Park, located just across the road. This beautiful conservation space shifts with the seasons and is perfect for weekend dog walks, picnics or simply enjoying the outdoors. It even hosts a popular Parkrun every Saturday, adding to the friendly, community atmosphere.

### Stirling Road, Catton

Set across three well-planned levels in the heart of Catton, this stylish and spacious home brings together comfort, practicality and modern flair. With parking right out front, you’re welcomed into a bright entrance hall complete with useful storage and a downstairs WC.

The kitchen diner at the rear is finished in sleek grey tones with a built-in wine fridge and space to cook and catch up over dinner. It opens directly into the additional conservatory, which adds that extra bit of everyday living space and draws in plenty of natural light.

On the middle floor, the double windowed lounge spans the width of the home and offers a brilliant spot to unwind. There’s also a smart family bathroom and two well-proportioned bedrooms, each with built-in wardrobes to keep things neat and organised.



Ground Floor  
529 sq.ft. (49.1 sq.m.) approx.

1st Floor  
429 sq.ft. (39.9 sq.m.) approx.

2nd Floor  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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