



46 The Paddocks, Norwich

Norwich



£325,000
Minors & Brady

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Norwich, Norwich

Set on a generous plot in the desirable Old Catton area, this beautifully remodelled detached bungalow is offered with no onward chain, making it ideal for a smooth and straightforward move. Inside, the home features a brand-new open-plan kitchen with modern fittings and integrated appliances, opening into a spacious living and dining area that enjoys plenty of natural light and flows through to a conservatory with views over the garden. There are two well-proportioned bedrooms upstairs, both with built-in wardrobes, along with a contemporary new bathroom. A versatile ground-floor room offers flexibility as a study, home office or third bedroom. Outside, the enclosed rear garden is a peaceful space with mature planting, a pond and patio seating area, while the front of the property provides ample off-road parking, a large carport and a detached garage. The home also benefits from solar panels, enhancing energy efficiency for future owners.

Location

The Paddocks is set within the sought-after suburb of Old Catton, a well-established residential area to the north of Norwich. Residents benefit from easy access to local amenities, including supermarkets, schools, and public transport, with the city centre just a short drive away. The area offers excellent road links via the A140 and outer ring road, ideal for commuters. Nearby Catton Park provides open green space for walking, picnics, and community events, while the popular NDR cycle route passes close by. Old Catton also enjoys a strong community feel, with a range of pubs, independent shops, and local services within easy reach. Spixworth Road and Church Street offer additional convenience with small parades of shops and takeaways. Norwich International Airport is just over two miles away for travel further afield. Local bus routes provide regular and direct services into Norwich, making it easy to travel without a car.

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The Paddocks, Old Catton

Step through the front door into a welcoming hallway, where you'll find conveniently placed storage cupboards and attractive wood-effect flooring that sets a smart and practical tone. This flooring continues into the main living area, where a thoughtfully designed open-plan layout brings together style and function. The brand-new kitchen features sleek modern units, an integrated hob and oven, a stylish tiled splashback and generous worktop space – ideal for everyday cooking and entertaining.

The kitchen flows into a spacious living area with inset ceiling lighting, large enough to accommodate both dining and lounge furniture comfortably. Natural light fills the space thanks to well-placed windows and French doors that open into the conservatory. This additional living space is fitted with wood-effect flooring and offers lovely views of the garden, with further French doors that lead directly outside.

Also on the ground floor is a flexible extra room, perfect for use as a home office, study or even a third bedroom depending on your needs.

Upstairs, two generous double bedrooms await, each fitted with built-in wardrobes and enjoying natural light and carpeted flooring for added warmth and comfort. The newly fitted bathroom is finished in a contemporary style and includes a practical storage cupboard and heated towel rail.

The home also benefits from solar panels and double glazing throughout, contributing to energy efficiency and year-round comfort.



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Outside, the property sits on a generous plot that offers plenty of space to enjoy both at the front and rear. The enclosed rear garden is a real highlight, featuring a lawned area bordered by mature planting, a small pond, and a paved patio perfect for seating or summer barbecues. This private space offers a peaceful setting with scope for further landscaping or simply easy upkeep for those seeking a more low-maintenance outdoor area.

To the front, the home continues to impress with a spacious driveway that provides ample off-road parking. A large carport adds the benefit of sheltered parking and leads directly to a detached garage, ideal for extra storage, workshop use, or even future conversion potential (subject to any necessary permissions).

Agents notes

We understand that the property will be sold freehold, connected to all main services.

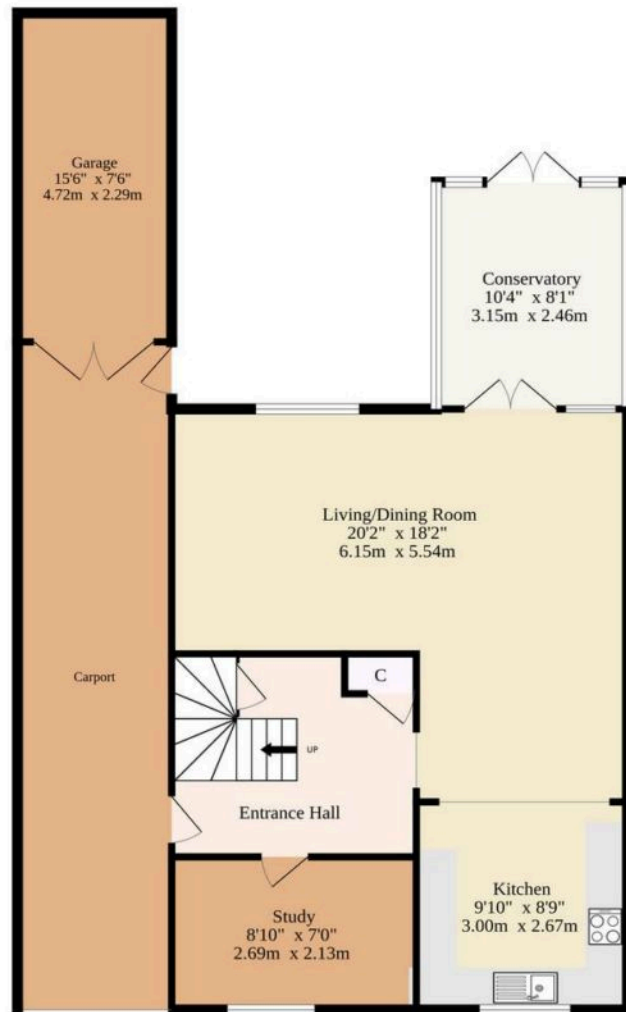
Heating system- Gas Central Heating

Council Tax Band- C

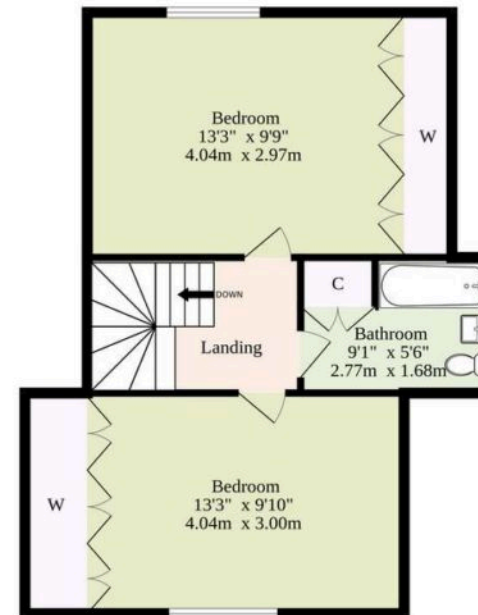
Please note, some images include virtual staging for illustrative purposes only.



Ground Floor
769 sq.ft. (71.4 sq.m.) approx.



1st Floor
324 sq.ft. (30.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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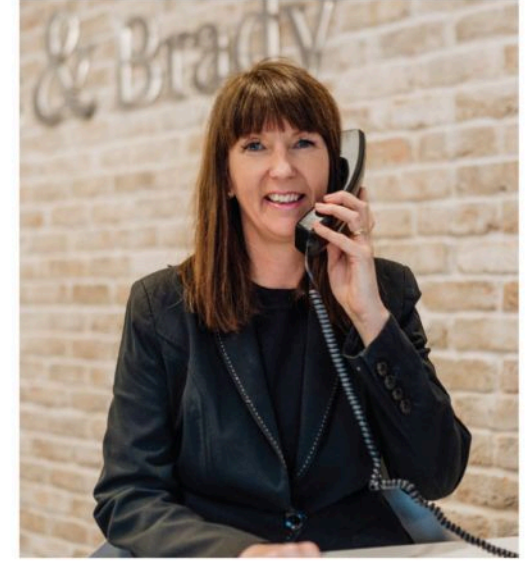
Dreaming of this home? Let's make it a reality



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Branch Partner



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Meet Claire
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