



52 The Warren, Old Catton

Norwich



Minors & Brady

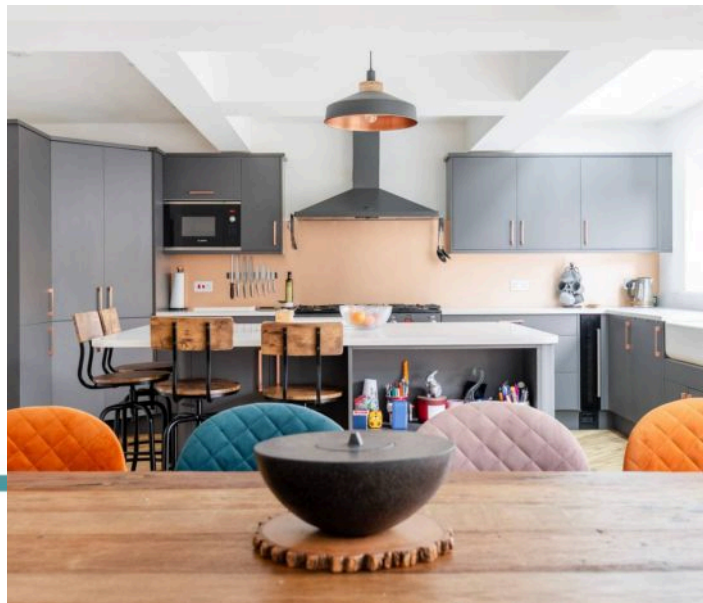


## 52 The Warren

Old Catton, Norwich

Set within the sought-after village of Old Catton, The Warren is a beautifully extended four-bedroom detached home that blends modern design with thoughtful touches of character. The remodelled kitchen-dining room, with its grey cabinetry, rose-gold accents, and central island, is a standout space that flows effortlessly into the sitting room with its original fireplace and built-in bookcase. A spacious hallway with fitted storage and a bespoke home office add both style and practicality to the layout. Upstairs, the main bedroom combines a dressing room with a stylish en-suite featuring marble-style tiling and a walk-in shower, while the family bathroom impresses with rich blue tiling and mosaic flooring. Outside, the landscaped garden with decking and mature borders is perfect for entertaining, while a driveway for six cars and garage complete the picture. With all windows and doors replaced in 2020, this is a home ready to move into and enjoy.

- Extended family home in one of Old Catton's most desirable locations
- Show-stopping kitchen-diner with central island and casual seating
- On-trend grey cabinetry with rose-gold accents and integrated appliances
- Bi-fold doors to a landscaped garden – perfect for summer entertaining
- Charming sitting room with original fireplace and feature bookcase







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Old Catton, Norwich

### The Location

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 The Warren 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 is the 70-acre Old Catton Park, just a short stroll across the road. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors. Each Saturday, the park hosts a Parkrun, adding to the sense of community and offering a fun way to stay active.





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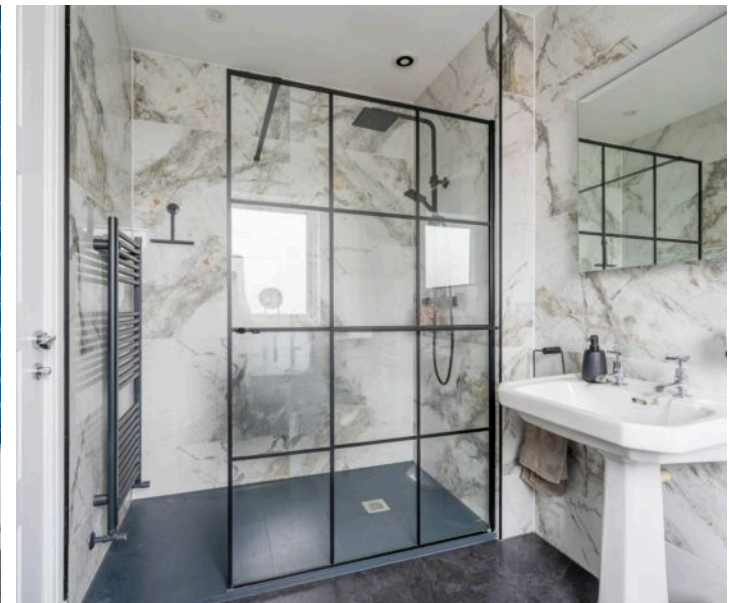
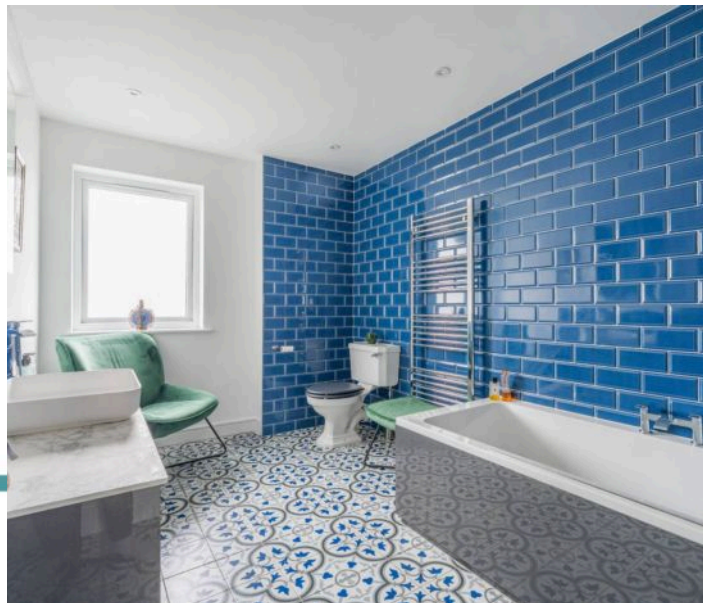
Old Catton, Norwich

### The Warren, Old Catton

This extended four-bedroom detached home in Old Catton has been thoughtfully redesigned for modern living, with every space feeling both welcoming and practical. The wide entrance hallway, complete with fitted storage, sets a smart and organised tone from the moment you step inside. The study is fitted with bespoke shelving, creating a calm spot to work from home, while the sitting room offers plenty of character thanks to its original fireplace and built-in bookcase — a perfect place to relax with a favourite read.

The remodelled kitchen and dining room is designed for day-to-day living and entertaining alike. With its grey-toned cabinetry, rose-gold fixtures, and central island with seating, it's a space that works just as well for morning coffees as it does for family dinners. Bi-fold doors open directly onto the decked garden, making summer BBQs and outdoor gatherings easy to enjoy. The open floor plan continues into the sitting area, giving a sociable, connected feel.

Upstairs, the four double bedrooms are all generously sized with subtle, modern décor. The main bedroom is designed with adults in mind — a dressing room sits between the sleeping area and the ensuite shower room, which features classic sanitaryware, monochrome accents, a walk-in shower, and marble-style tiling for a timeless finish. The family bathroom has its own distinctive style, with rich blue tiling, mosaic flooring, and matching blue details, along with a bath, sink, and WC.





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Each of the remaining bedrooms offers ample space and a neutral backdrop, ready for personal touches.

Outside, the garden has been landscaped with a mix of decked seating areas, mature flower borders, and a private lawn — all enclosed and easy to maintain. The driveway provides parking for up to six cars and leads to the garage. With all windows and fully glazed doors replaced in 2020, this home is both stylish and practical, ready to welcome its next family.

### Agents Note

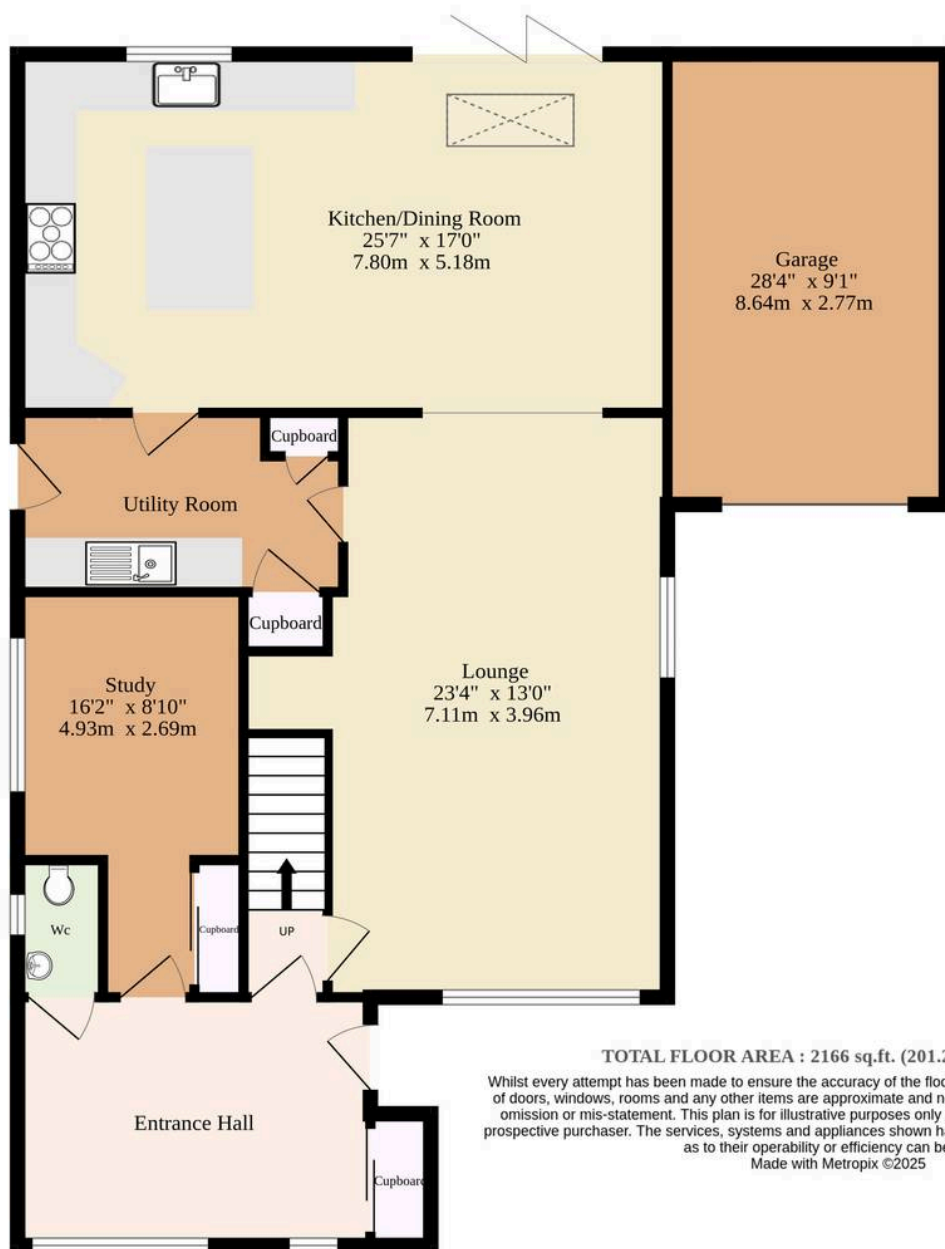
Sold Freehold

Connected to all mains services.

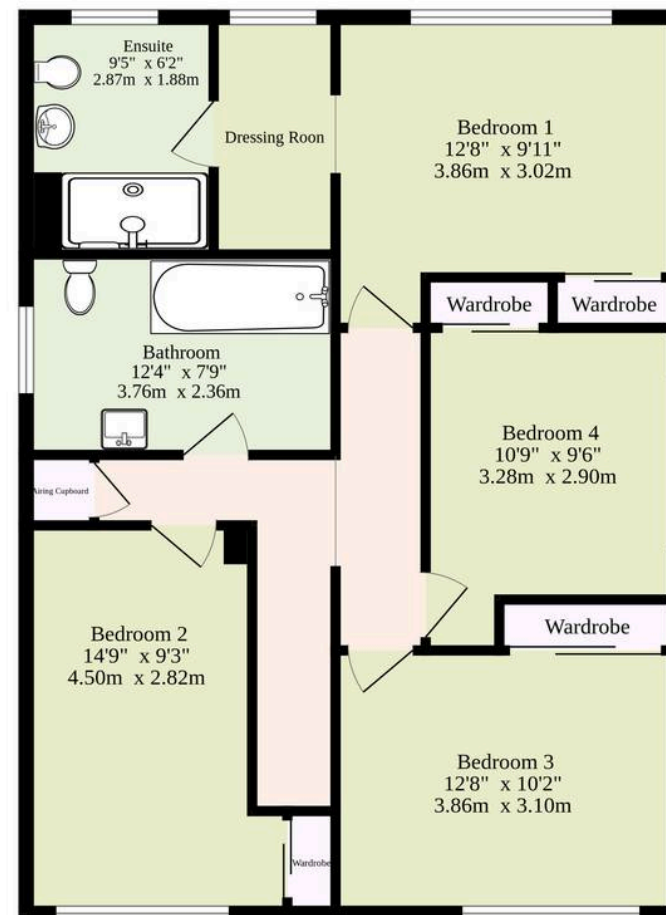


M&B

Ground Floor  
1361 sq.ft. (126.4 sq.m.) approx.



1st Floor  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 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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