



187 The Paddocks, Norwich

Norwich



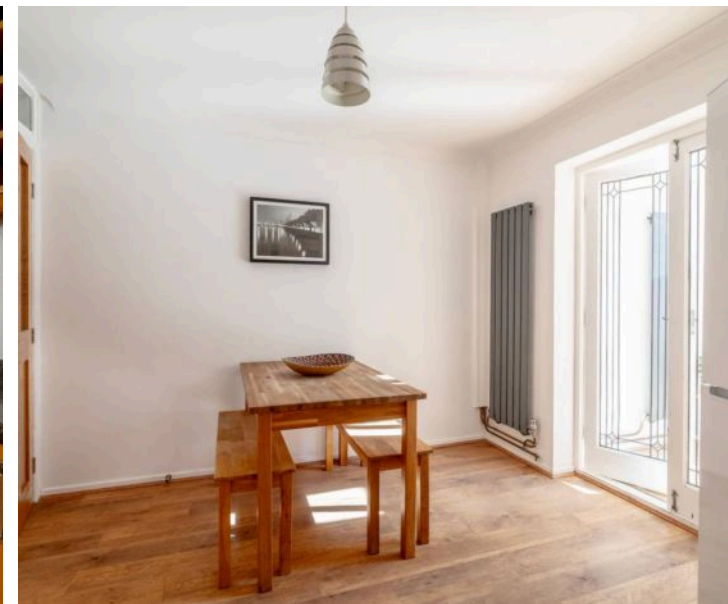
Minors & Brady

187 The Paddocks

Norwich, Norwich

Welcome to The Paddocks, Old Catton, a sought-after village that offers the perfect balance of countryside on your doorstep and modern convenience. This beautifully presented three-bedroom semi-detached home is finished in neutral tones throughout, creating a stylish yet welcoming space that is ready to move straight into. The ground floor offers a bright lounge, separate dining room, sunroom and a modern kitchen, while outside a south-east facing garden with decking and patio provides the perfect setting for relaxing or entertaining. Upstairs, three well-proportioned bedrooms and a sleek shower room complete the accommodation, with additional benefits including off-road parking and a garage. Just 15 minutes from Norwich city centre, the location combines excellent transport links by bus, rail and air with a peaceful, community-focused atmosphere.

- Stylish three-bedroom semi-detached home finished in neutral tones throughout
- Bright and spacious lounge with a large window and contemporary radiator
- Separate dining room flowing seamlessly into a well-equipped kitchen
- Sunroom with skylights offering natural light and views over the southeast-facing garden
- South-east facing garden with raised decking and recently laid patio, perfect for entertaining or relaxing
- Three well-proportioned bedrooms, including a king-size main bedroom and versatile third bedroom/study
- Sleek, modern shower room with rain shower and contemporary fittings
- Off-road parking, garage, and low-maintenance gravelled front garden
- Quiet cul-de-sac location combining peaceful village life with easy access to Norwich
- Close to local amenities, excellent transport links, schools,





M&B

187 The Paddocks

Norwich

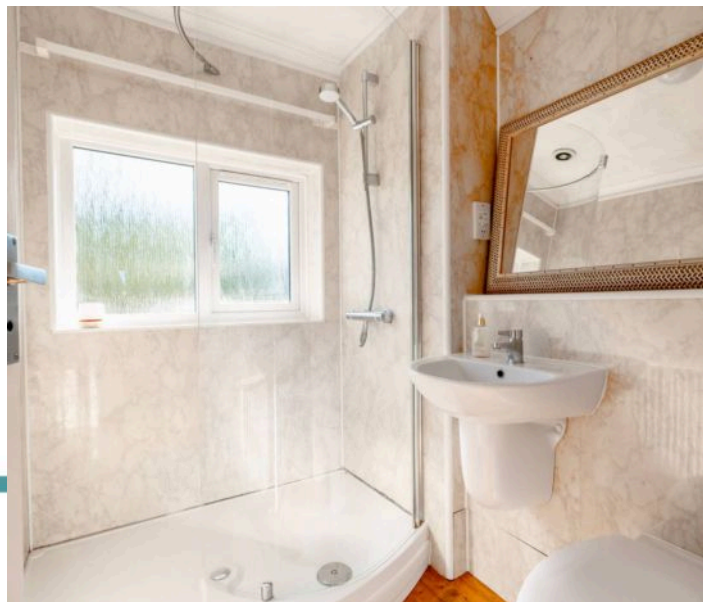
The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 15-minute drive from the vibrant city of Norwich, residents of The Paddocks 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. 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.



187 The Paddocks

Norwich

The Paddocks, Old Catton

Set in a quiet cul-de-sac on the edge of Norwich, this well-presented three-bedroom semi-detached home combines modern style with practical living. Decorated in neutral tones throughout, the house is ready to move straight into and offers a welcoming atmosphere from the moment you arrive.

At the front, the gravelled garden provides both low-maintenance appeal and space for additional parking alongside the garage and driveway. Stepping inside, the porch creates a handy spot for coats and shoes before entering the main hallway.

From here, the lounge feels bright and inviting, with a large window drawing in plenty of light and a contemporary radiator adding a modern touch. The dining room sits just beyond, perfectly placed for everyday meals or entertaining, and flows naturally into the well-equipped kitchen with solid wood units and all essential appliances.

French doors open into a lovely sunroom, a bright and versatile space thanks to skylights and garden views. This room connects easily to the southeast-facing garden, where a raised deck and recently laid patio provide an ideal setting for outdoor dining and relaxing, with convenient access to the garage and a side gate.



M&B

187 The Paddocks

Norwich

Upstairs, the home offers three comfortable bedrooms, all finished to a high standard. The main bedroom is furnished with a king-size bed and wardrobe, the second with a double bed and stylish storage, while the third makes an excellent study or guest room.

A modern shower room with a rain shower and sleek fittings completes the first floor.

The property includes gas central heating, and benefits from both a garage and off-road parking. Located only a few miles from Norwich and with easy access to the NDR, it sits close to local shops, schools and public transport links.

Agents Note

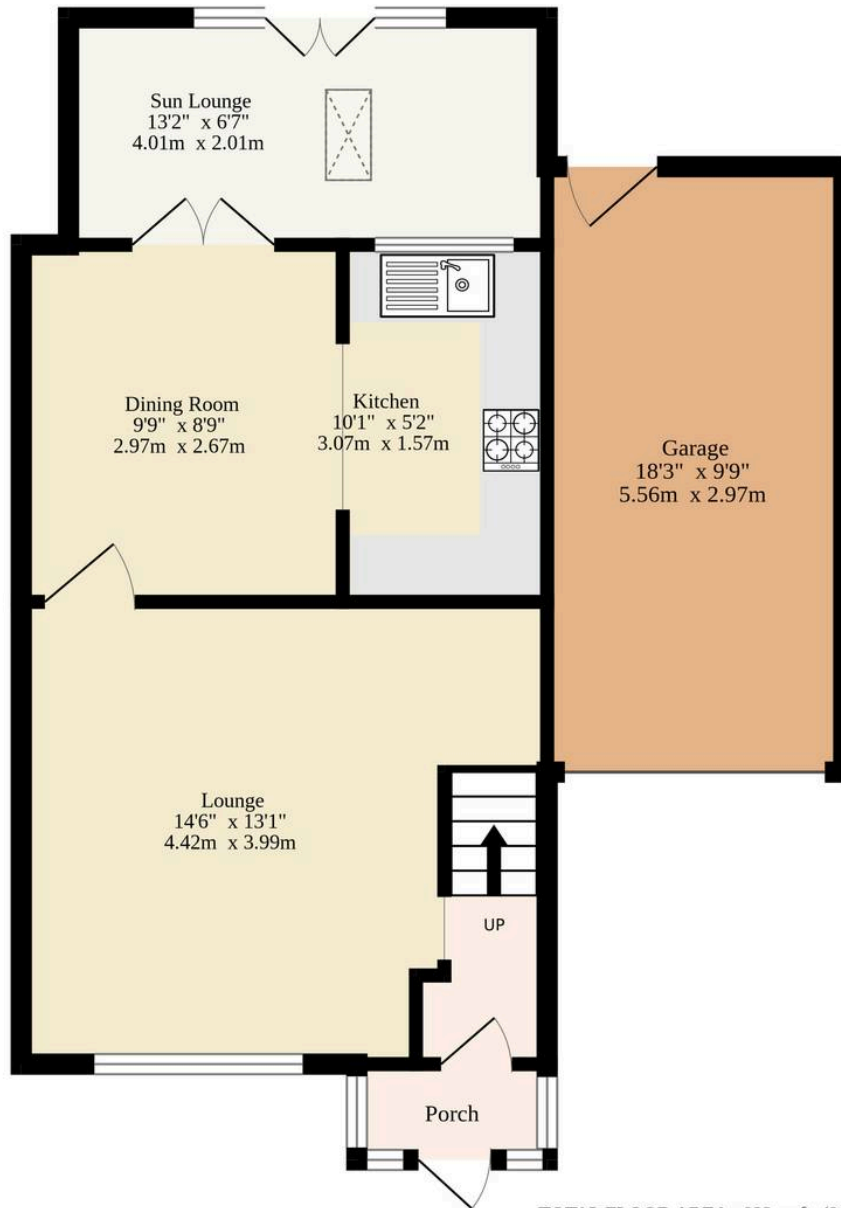
Sold Freehold

Connected to all mains services

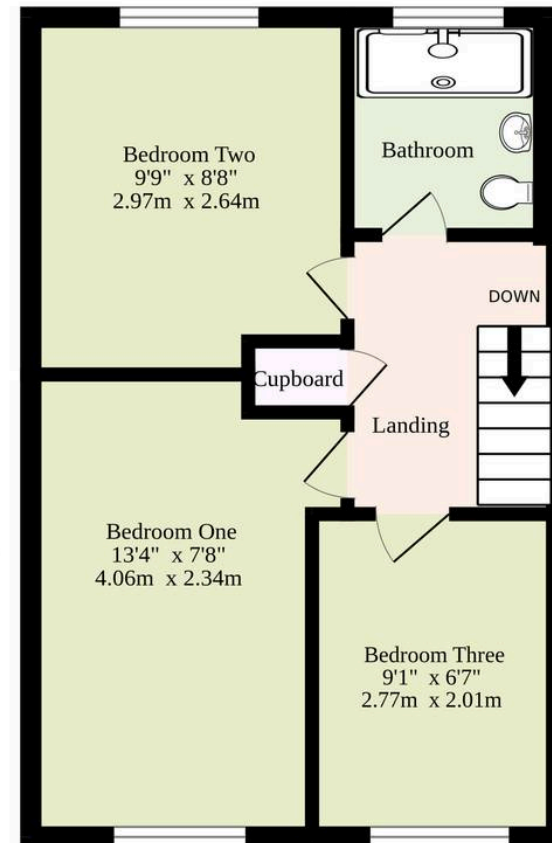


M&B

Ground Floor
631 sq.ft. (58.6 sq.m.) approx.



1st Floor
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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.
Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk