



68 Church Street, Old Catton

Norwich



Minors & Brady

68 Church Street

Old Catton, Norwich

Set on a quiet street in Old Catton, this period cottage carries the calm and charm of a quieter time. Sunlight falls gently across the bright white brick façade, while the red pantiled roof rises above in a simple, timeless way. A gravelled driveway and paved patio lead to a green front door, offering a subtle welcome into the home. Through the stained glass wooden entrance, the sitting room and its original features begin to reveal themselves, from exposed beams to the brick-enclosed fireplace. Each room holds a sense of quiet character, with corners that invite lingering and details that hint at the house's history. Even outside, the walled courtyard and mature greenery create a feeling of seclusion, tucked neatly behind the home. Every beam, brick, and painted door seems to carry a story of its own.

- Period cottage located in a desirable conservation area of Old Catton
- Bright white brick façade with a red pantiled roof and painted green front door
- Gravelled driveway with paved patio leading to the entrance
- Stained glass wooden door opening into the sitting room
- Sitting room with exposed ceiling beams and a brick-enclosed fireplace with a new wood burner
- Latch doors throughout, including an enclosed staircase, preserving period charm
- Dining room with a painted brick feature wall and patio doors opening to a walled courtyard
- Classic white kitchen with wooden knobs, alongside a utility space and ground-floor shower room
- Three bedrooms upstairs, including a main bedroom with a tall brick chimney breast and original fireplace, plus a shower room
- Walled courtyard garden with established greenery, creating a private outdoor space





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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 or a 15-minute drive 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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Church Street, Old Catton

Placed on a quiet, street in Old Catton, this period cottage feels as though it has stepped straight from a storybook. A gravelled driveway leads to a paved patio, guiding you to the front door painted in green to mirror the garage. The façade, bright white brick, catches the light, while the red pantiled roof rises gently above, giving the house a timeless presence.

Through a stained glass wooden door in the entrance hall, the sitting room unfolds, filled with original details. Exposed beams stretch across the ceiling and a brick-enclosed fireplace, now home to a new wood burner, anchors the room. Latch doors lead discreetly through the cottage and tuck away the staircase, as was often done in period homes, hinting at hidden corners and private spaces waiting to be discovered.

The dining room carries the warmth of a painted brick wall, touched with a subtle pink that catches the light in changing ways through the day. Patio doors open to a walled courtyard, where mature greenery and paving create a quiet enclave, a space that could easily host a morning coffee or an evening under the stars.



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The kitchen, painted in classic white with wooden knobs, maintains the cottage's quiet charm. Beyond, a utility space and a ground-floor shower room are tucked away, leaving the main living areas free to shine.

Upstairs, the main bedroom is graced by a tall brick chimney breast and its original fireplace, drawing the eye upward and giving the room a sense of history. Two further bedrooms share a shower room, each retaining glimpses of the home's character.

Outside, the walled courtyard is a hidden gem, filled with established greenery and quiet corners, while the street itself, within a conservation area, whispers of a gentler, slower pace. This is a home where every beam, brick, and painted door tells a story.

Agents Note

Sold Freehold

Connected to all mains services.

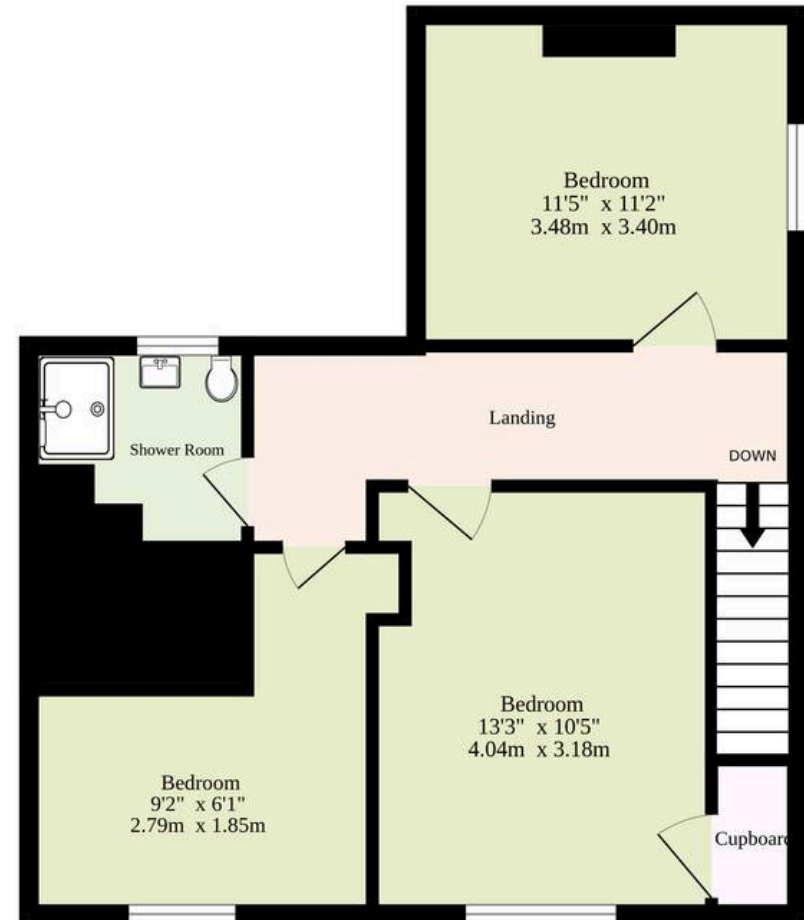


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Ground Floor
774 sq.ft. (71.9 sq.m.) approx.



1st Floor
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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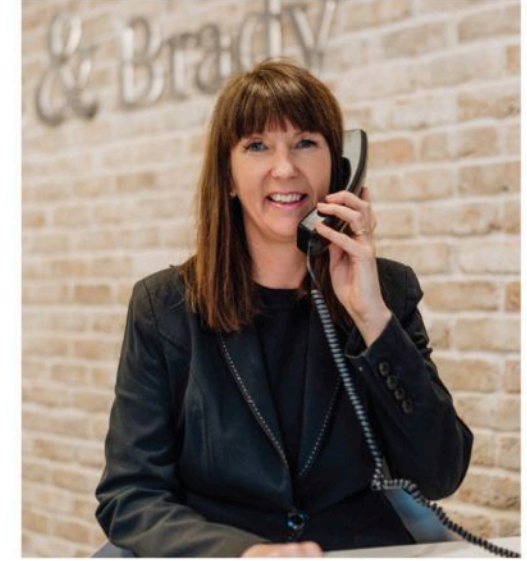
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
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