



32 Catton Chase, Norwich

Norwich



Minors & Brady

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Hidden away in the desirable area of Old Catton, this two-bedroom bungalow is full of untapped potential. Set on a generous plot with front parking, it offers a rare opportunity to personalise a home to your taste. The entrance hall leads into a spacious open-plan living and dining area, cleverly divided to create both flow and intimacy. Two well-proportioned bedrooms include one with a bay window, allowing natural light to flood the space. The kitchen and bathroom are functional but ripe for modernisation, offering a blank canvas for your ideas. Outside, a large garden provides ample space for leisure, gardening, or potential extension (STPP), complemented by a versatile summer house outbuilding. With room to update and extend, this property is ideal for those seeking a project in a sought-after location.

- Bedrooms and main living areas have been AI-staged to illustrate potential
- Two-bedroom bungalow in sought-after Old Catton
- Generous plot with front parking
- Large open-plan living and dining area with distinct zones
- Entrance hall providing a welcoming introduction
- One bedroom with a charming bay window
- Substantial garden, ideal for outdoor living or gardening
- Summer house outbuilding, versatile for studio, office, or storage
- Opportunity to extend (STPP)
- Blank canvas offering huge potential to personalise and update





M&B

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. 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.

Agents Note

Sold Freehold

Connected to all mains services.

Disclaimer: Some images, including bedrooms and main living areas, have been AI-staged to show the property's potential. The actual condition should be assessed on viewing.

The property is sold via solicitors; while we aim for accuracy (e.g., heating), please carry out your own research.



Catton Chase, Old Catton

This two-bedroom bungalow in the sought-after area of Old Catton offers an exciting opportunity for those looking to create their perfect home.

Positioned on a generous plot with parking to the front, this property is brimming with potential and offers scope for updating and modernisation throughout.

The entrance hall provides a welcoming introduction to the home, leading through to a large, open-plan living and dining area. This space is cleverly designed with two distinct areas, connected by a small opening, offering a sense of flow while maintaining an intimate feel, perfect for both entertaining and relaxing.

The bungalow features two well-proportioned bedrooms, one of which benefits from a charming bay window, filling the room with natural light. The kitchen and bathroom are functional but would benefit from modernisation, offering the chance to create spaces that suit your own style and needs.

Outside, the property boasts a substantial garden plot, providing ample space for outdoor living, gardening, or further development (subject to planning permission). A summer house outbuilding adds versatility, ideal as a studio, home office, or additional storage.

With its generous plot and the opportunity to extend (STPP), this bungalow represents a fantastic project for those looking to personalise a home in a popular location. While it requires updating, it offers a blank canvas with huge potential to create a stylish and comfortable family home.



Ground Floor
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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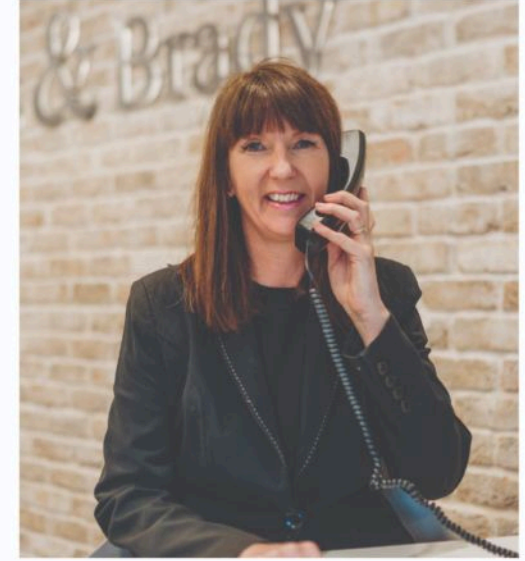
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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