



29 North Walsham Road, Norwich
Norwich



Minors & Brady

Inside tells a different story to its convenient surroundings, offering a three-bedroom period terrace that feels almost rural while enjoying a convenient outskirts location. Light-filled reception rooms combine original features with modern touches, including a wood burner and extended garden room, creating flexible space for living and entertaining. Upstairs, three well-proportioned bedrooms include built-in storage and a separate WC, while the south-facing garden with patio, lawn, and workshop reinforces the sense of retreat. Despite the home's secluded, countryside-like feel, it's just minutes from the city centre, transport links, and local amenities. This is a rare property that balances character, comfort, and effortless convenience.

- Three-bedroom period terrace with a perfect mixture of character and modern convenience
- Generous entrance hall leading to light-filled and well-proportioned living spaces
- Two reception rooms with original features and a wood burner for cosy evenings
- Spacious kitchen with pantry, induction hob, oven, breakfast, and utility areas
- Garden room extension offering flexible additional living space for dining, lounge, or home office
- Three well-proportioned bedrooms, including a principal with built-in double wardrobe
- Stylish downstairs bathroom with shower over bath, vanity basin, and contemporary finishes, plus a separate upstairs WC
- South-facing garden with patio, lawn, and a substantial workshop/shed
- Off-road driveway parking, a rare feature for this style of home
- Modern boiler installed recently, ensuring efficient heating and peace of mind





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The Location

Positioned in the village of Catton, this location offers an ideal blend of rural charm and modern convenience. Just a 45-minute walk or 15-minute drive from Norwich, Church Street provides a peaceful countryside setting with easy access to the city's amenities.

Old Catton features a strong range of local facilities, including three well-regarded schools (one infant and two junior), a GP surgery, supermarket, café, and various shops and services.

The village is well connected, with excellent bus links to Norwich and surrounding areas, and a nearby train station offering direct routes to major cities, including London Liverpool Street in around 90 minutes. Norwich International Airport, just 2 miles away, provides flights to destinations such as Amsterdam, Malta, Portugal, and the Canary Islands.

A key highlight is the 70-acre Old Catton Park, a conservation area perfect for walks and outdoor enjoyment, and home to a weekly Saturday Parkrun. Additional outdoor amenities can be found at Old Catton Recreation Ground, including a bowling green, tennis courts, play areas, and fitness equipment.

Old Catton has a strong community spirit, supported by an active Parish Council and groups like the Friends of Old Catton, who organise events such as summer fairs, open-air theatre, and seasonal activities, alongside various clubs and a welcoming local church.



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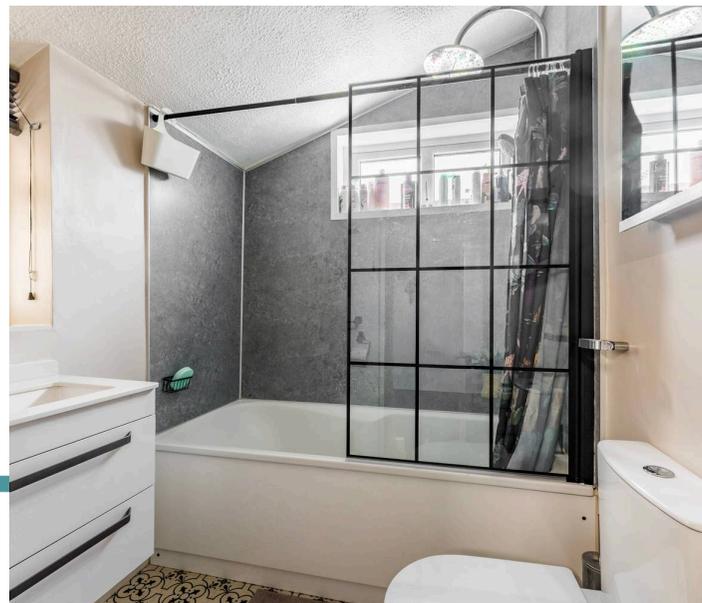
North Walsham Road, Catton

This beautifully presented three-bedroom period terrace offers a perfect balance of character, space, and modern convenience, ideal for those seeking a home with both charm and practicality. From the moment you step inside, the generous entrance hall sets the tone for what's to come—light-filled interiors, thoughtful updates, and a layout designed for comfortable everyday living.

The ground floor provides an inviting and versatile living space, with two reception rooms that each bring their own personality. Original features have been carefully retained, including a charming fireplace, while the addition of a wood burner creates a warm and cosy atmosphere—perfect for relaxing evenings or entertaining guests.

To the rear, the property opens up into a spacious and well-appointed kitchen, complete with a pantry, induction hob, oven, and a separate breakfast and utility area that enhances both functionality and flow. Beyond this, a garden room extension adds valuable extra living space, offering flexibility as a dining area, second lounge, or even a home office with views over the garden.

Upstairs, the home continues to impress with three well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from a built-in double wardrobe, providing excellent storage without compromising on space.



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The remaining bedrooms are equally generous, suitable for family living, guests, or additional workspace. A stylish downstairs bathroom features a shower over bath, vanity basin, and contemporary finishes, while the addition of a separate upstairs WC adds a layer of everyday convenience. Outside, the south-facing garden is a true highlight designed to make the most of natural light throughout the day. A patio area offers the perfect setting for outdoor dining, while the lawn provides space to relax or play. At the far end, a substantial workshop or shed presents exciting possibilities, whether for hobbies, storage, or creative use. To the front, the property benefits from off-road driveway parking, a rare and valuable feature for homes in this style and location.

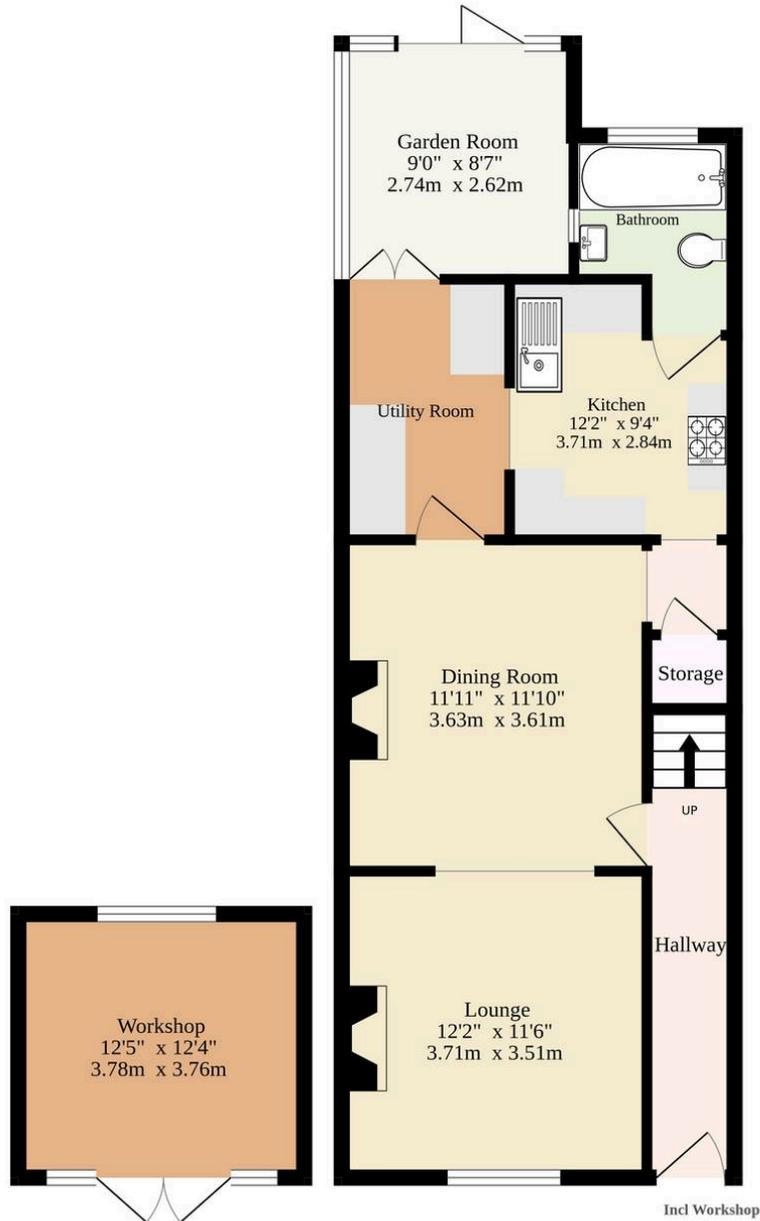
Further enhancing the appeal is a modern boiler installed just a few years ago, offering reassurance and efficiency for the future. All of this is set within a highly desirable location, providing easy access to the city centre, transport links, and the surrounding countryside and coastline, making it a home that truly delivers on lifestyle as well as comfort.

Agents Note

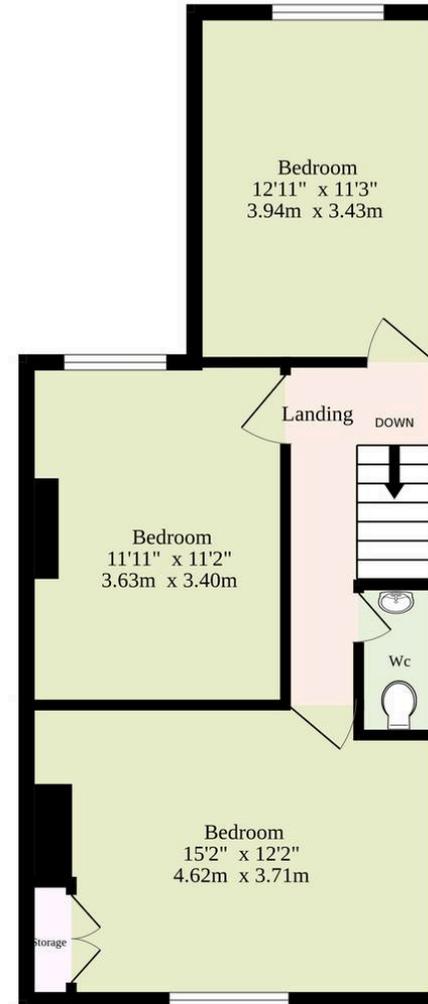
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
796 sq.ft. (74.0 sq.m.) approx.



1st Floor
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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