



7 Archer Close, Norwich

Norwich



Minors & Brady

## 7 Archer Close

A family home in Catton, this attractive property perfectly blends modern convenience with a bright, airy layout. The spacious entrance hall flows seamlessly into versatile living areas, creating a welcoming atmosphere for family life. The well-equipped kitchen adjoins a light-filled dining extension with bi-folding doors, offering effortless indoor-outdoor living. Upstairs, three bedrooms provide flexible accommodation, including a master with built-in storage, while the contemporary family bathroom is both practical and stylish. Outside, the home benefits from a private rear garden, driveway, and a garage partially converted into a study. Recent upgrades such as double-glazed windows and gas central heating enhance both comfort and energy efficiency, making this an ideal home for modern family living.

- Spacious entrance hall, welcoming and versatile for family life
- Bright, airy living areas with a flowing layout
- Well-equipped modern kitchen with functional workspace
- Light-filled dining extension with bi-folding doors to the garden
- Three flexible bedrooms, including a master with built-in storage
- Contemporary family bathroom with practical and stylish finish
- Private rear garden, ideal for outdoor activities
- Driveway and garage, partially converted into a study
- Double-glazed windows for improved insulation and efficiency
- Gas central heating providing comfort throughout the home





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## 7 Archer Close

### 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.



### Archer Close, Catton

This well-presented family home offers a bright and welcoming interior with modern touches throughout. The entrance hall provides a spacious welcome and gives access to a bay-fronted lounge, a convenient WC, and a storage cupboard.

The lounge features fitted carpets and a double-glazed bay window, with room for a feature fireplace and a TV point.

The kitchen is fully fitted with wall and base units, a sink and drainer, built-in fridge-freezer, and space for a double cooker and dishwasher. Spotlights and a TV point add modern convenience, while a window to the rear provides natural light.

The kitchen opens directly into a stunning dining room extension, which has tiled flooring and bi-folding doors that open onto the rear garden, creating an ideal space for family dining and entertaining.

Upstairs, the property offers three bedrooms. The master bedroom features built-in wardrobes with sliding doors, fitted carpets, and a TV point, while the second bedroom has loft access, a built-in wardrobe, and a rear-facing window.

The third bedroom is ideal as a single or home office, with fitted carpets and a rear-facing window. A family bathroom completes the first floor, providing a functional layout for everyday living.

Externally, the front garden is mainly laid to lawn with shrubs, a driveway, and access to a single garage, part of which is currently used as a study while the other half remains storage. The rear garden is private and not overlooked, mainly laid to lawn with a patio seating area.

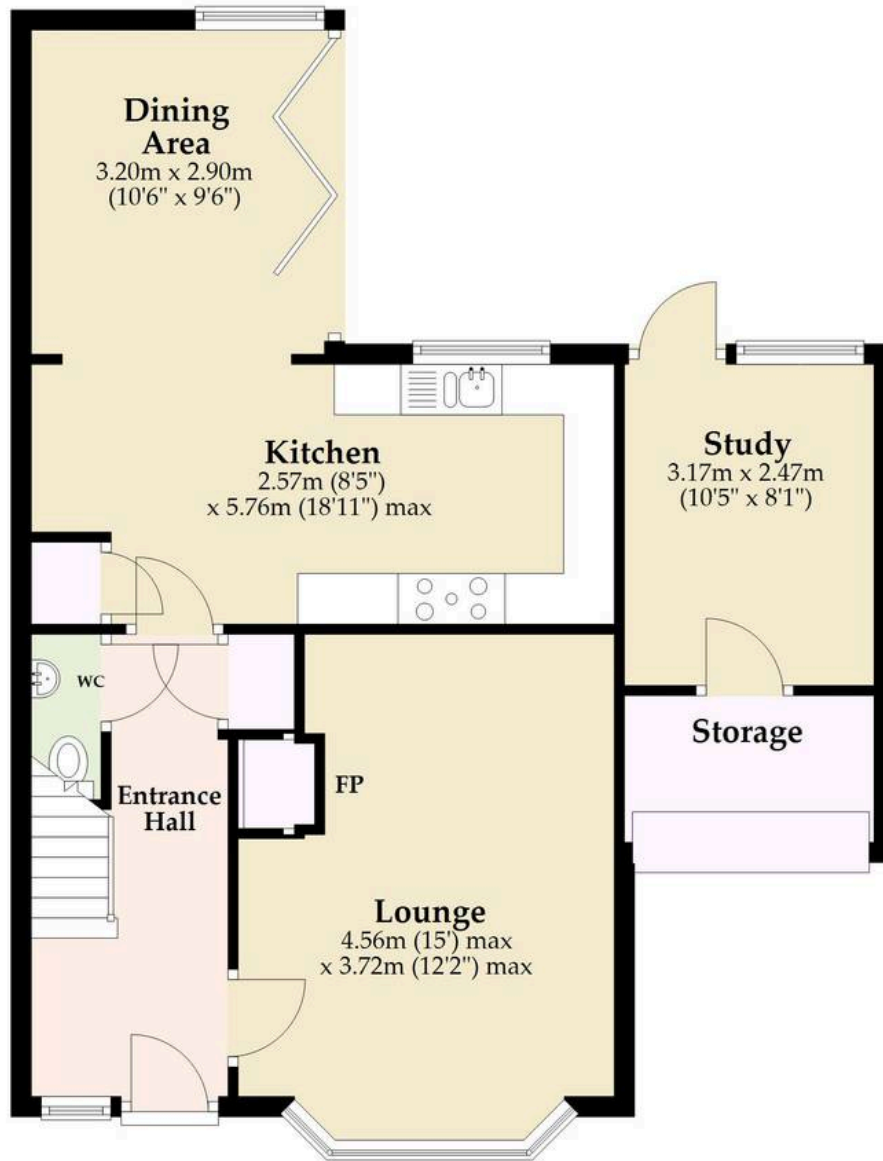
### Agents Note

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



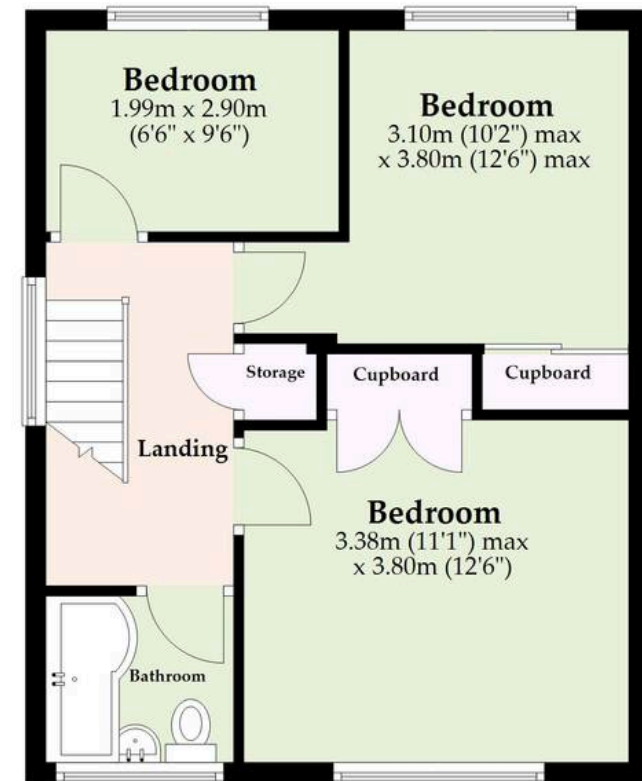
## Ground Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 105.4 sq. metres (1134.0 sq. feet)

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.

Plan produced using PlanUp.

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