



Minors & Brady  
WROXHAM  
FOR SALE  
01603 33088

88

86

86 North Walsham Road, Norwich  
Norwich



Minors & Brady

## 86 North Walsham Road

A character-rich home where thoughtful design meets family-friendly living. This beautifully presented three-bedroom mid-terraced home offers a warm and welcoming atmosphere, perfectly blending modern styling with period charm. Flowing ground-floor living spaces showcase exposed floorboards, elegant curves and traditional ceiling roses, creating inviting rooms ideal for both relaxing and entertaining. The kitchen stands out with its deep, stylish tones, brass-style fixtures and quality Bosch appliances, delivering both impact and practicality. Upstairs, three well-proportioned bedrooms provide flexible accommodation suited to families, guests or home working. A generous loft space adds valuable storage and future potential. Outside, a large south-facing garden offers a wonderful setting for outdoor living, making this a home that truly balances character, comfort and lifestyle.

- Beautifully presented three-bedroom mid-terraced home
- Sought-after residential location within popular Old Catton
- Spacious sitting room featuring exposed floorboards and character fireplace
- Separate dining room with exposed floorboards, ideal for family living
- Stunning kitchen with deep-toned cabinetry, brass-style fixtures and select Bosch appliances
- Elegant period details including curved features and ceiling rose
- Bright, modern white family bathroom on the ground floor
- Three well-proportioned bedrooms offering flexible accommodation
- Large south-facing rear garden with lawn and patio areas
- Useful loft space providing excellent storage and added versatility





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 North Walsham Road enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

Old Catton benefits from a strong range of local amenities, including three well-regarded schools (one Infant School and two Junior Schools), a GP surgery, supermarket, café, and a variety of local shops and services.

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.

The village has a strong sense of community, supported by an active Parish Council that encourages high standards throughout Old Catton. The Friends of Old Catton play an important role in village life, organising regular events such as summer fairs, open-air theatre productions, and seasonal themed activities for all ages. There are also many local clubs and societies catering for a wide range of interests and age groups, along with a church that benefits from a particularly active and welcoming community.



M&B

# 86 North Walsham Road

## North Walsham Road, Old Catton

This beautifully presented three-bedroom mid-terraced home sits within the ever-popular area of Old Catton and offers a warm, welcoming feel from the moment you step inside. The property blends modern touches with character features, creating a lovely balance that suits contemporary family living while retaining a strong sense of charm and individuality.

The ground floor provides well-defined yet flowing living spaces, beginning with a comfortable sitting room where exposed floorboards, a focal fireplace, elegant curved details and a decorative ceiling rose combine to create a cosy and characterful place to unwind. This continues through to the separate dining room, once again showcasing exposed floorboards and original-style detailing, making it ideal for family meals, entertaining guests, or simply enjoying everyday life.

The kitchen is a real highlight of the home, beautifully finished with a modern yet timeless feel. Deep-toned cabinetry is complemented by brass-style fixtures, creating a striking and sophisticated look, while quality fittings and select Bosch appliances add both style and practicality. Thoughtfully arranged, the space offers an excellent working layout that connects seamlessly to the rest of the ground floor.

Completing the ground floor is a bright white family bathroom, finished in a clean, modern style and easily accessible from the main living areas. Upstairs, the property offers three well-proportioned bedrooms, all versatile in use and suitable for family living, home working or guest accommodation, each continuing the home's sense of space and comfort.

A sizeable loft space adds further flexibility, offering excellent storage or potential for continued use as a hobby or occasional space.



## 86 North Walsham Road

Outside, the home truly shines with its large south-facing rear garden, providing a fantastic space to enjoy sunny days, outdoor dining and family time. Predominantly laid to lawn with patio areas, the garden feels generous and well enclosed, while also benefiting from a bi-sected right of way to the neighbouring property, neatly arranged without compromising enjoyment of the outdoor space. Located in a sought-after part of Norwich, the property is well placed for local shops, schools, green spaces and easy access into the city centre. Altogether, this is a charming and thoughtfully styled home offering space, character and a fantastic garden—perfect for buyers seeking something special in a highly regarded location.



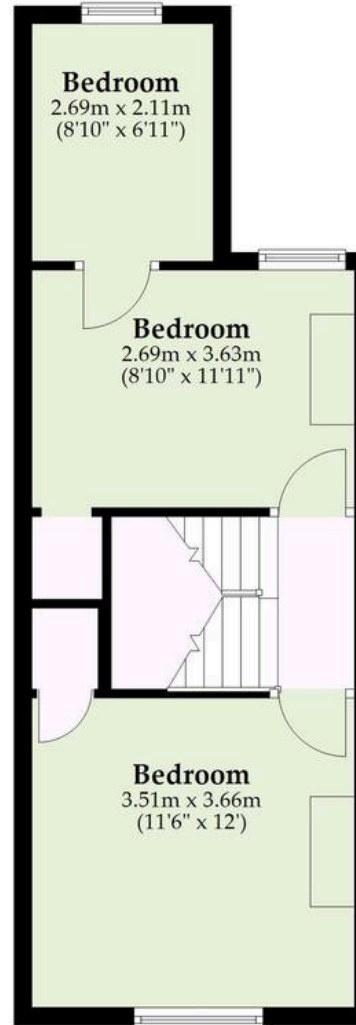
## Ground Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



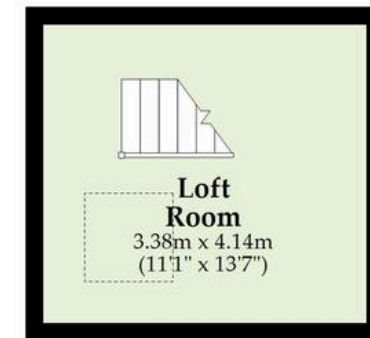
## First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



## Second Floor

Approx. 14.0 sq. metres (150.5 sq. feet)



Total area: approx. 91.0 sq. metres (979.3 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.

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



Meet *Abi*  
Branch Partner



Meet *Karol*  
Property Lister



Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



wroxham@minorsandbrady.co.uk



01603 783088



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**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)