



95 Catton Grove Road, Norwich
Norwich



Minors & Brady

95 Catton Grove Road

A rare four-bedroom terraced home that offers exceptional space, light, and practicality. Set back from the road, the property benefits from an unusually large private parking area, a standout feature for this style of home. Inside, a bright sitting room flows effortlessly into a spacious conservatory, creating a versatile and light-filled living space. The kitchen has a fresh, modern feel with its light blue and chrome finish, complemented by a stylish herringbone tiled backsplash and ample room for appliances. Upstairs, all four bedrooms provide flexibility, with the principal room featuring newly fitted bespoke wardrobes and additional storage available via a reboarded and insulated loft. To the rear, a beautifully kept garden enjoys sun throughout the day, complete with two patio areas, a pergola, and a lawn, offering a calm and inviting outdoor space.

- Rare four-bedroom terraced home offering excellent space and versatility
- Impressive private frontage with generous off-road parking for multiple vehicles
- Bright sitting room with sliding doors opening into a large conservatory
- Spacious conservatory providing a light-filled additional living or entertaining area
- Modern kitchen design with light blue units, chrome finishes and herringbone tiled splashback
- Ample kitchen space with room for a range of appliances
- Four well-proportioned bedrooms, ideal for families or home working
- Principal bedroom with bespoke built-in wardrobes for smart, integrated storage
- Reboarded and insulated loft offering excellent additional storage
- Sunny, well-maintained rear garden with lawn, two patios and a charming pergola seating area





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The Location

Ideally positioned just to the north of Norwich city centre, Catton Grove Road enjoys a convenient yet well-established residential setting, perfectly placed for day-to-day living. Set within the ever-popular NR3 postcode, this location offers easy access to a wide selection of local amenities, with shops, supermarkets and essential services all close at hand.

The area is well served by schooling for a range of ages, alongside nearby healthcare facilities, making it a practical and appealing choice for families. For those commuting or travelling regularly, there are reliable public transport links into the city centre, while road connections provide straightforward access in and out of Norwich.

Norwich's vibrant city centre is just a short journey away, offering an extensive mix of independent and high street retailers, cafés, restaurants and entertainment venues, as well as historic landmarks and cultural attractions. Despite its proximity to the city, the area also benefits from nearby green spaces, including Catton Park and Wensum Park, both providing pleasant outdoor spaces for walking, relaxing or spending time with family.

Overall, Catton Grove Road offers a balanced setting, combining everyday convenience with access to open green space and the wider amenities of the city, making it an attractive option for a broad range of buyers.



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Catton Grove Road, Norwich

This beautifully presented four-bedroom terraced home offers an impressive amount of space and natural light throughout, making it a rare and appealing find. Properties of this size are not commonly found in this style, and the thoughtful layout creates a bright and welcoming atmosphere from the moment you step inside.

To the front, the home benefits from a substantial private parking area, a standout feature that adds both practicality and convenience, with ample space for multiple vehicles. Upon entering, you are greeted by a comfortable sitting room that feels both inviting and well-proportioned, with sliding doors that lead seamlessly into a generously sized conservatory. This additional living space is flooded with natural light and provides a versatile area to relax or entertain, enjoying views out to the garden.

The kitchen has been finished in a stylish and contemporary light blue and chrome design, creating a fresh and modern feel. There is plenty of room for appliances, making it both functional and practical for everyday use. The herringbone tiled backsplash adds a subtle design feature that elevates the overall space without overwhelming it, giving the kitchen a clean and considered look.



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Upstairs, the property offers four bedrooms, providing excellent flexibility for families, those working from home, or anyone wanting additional space. The main bedroom benefits from newly fitted bespoke built-in wardrobes, offering both smart storage and a high-quality finish. In addition, the loft has been recently reboarded and insulated, creating a useful and easily accessible storage area.

Externally, the home continues to impress with a beautifully maintained rear garden that enjoys sunlight throughout the day. The space has been thoughtfully arranged with both lawn and two separate patio areas, offering options for relaxing, dining, or entertaining. One of the patios is enhanced by a wooden pergola, adding character and a pleasant focal point to the garden.

Throughout the home, a cohesive palette of colours and finishes has been chosen, creating a sense of flow from room to room. The overall feel is one of a well-cared-for home that is both comfortable and stylish, ready to be enjoyed by its next owners.

Agents Note

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



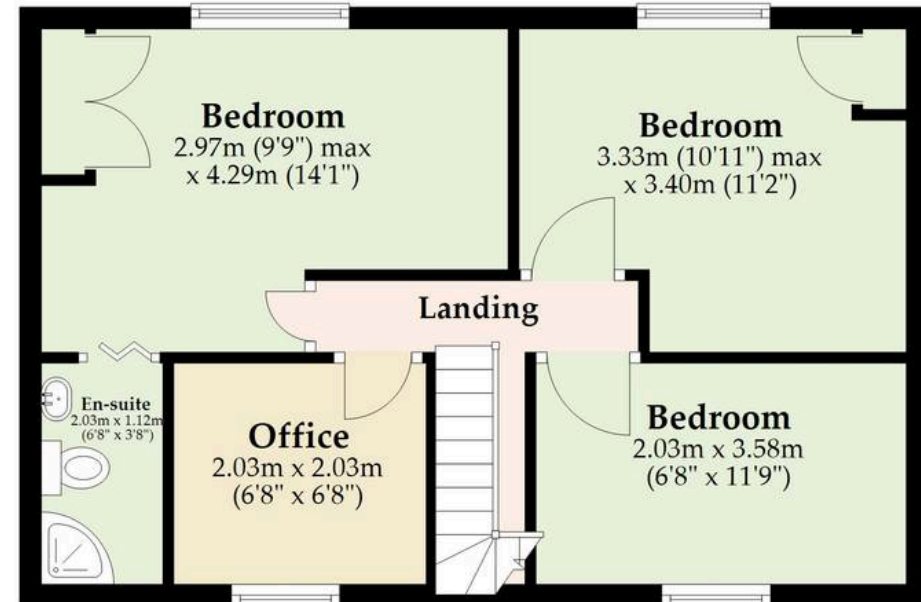
Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 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*.



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Branch Manager



Meet *Nagilla*
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Meet *Tristan*
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