



34 Evans Way, Norwich

Norwich



Minors & Brady

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Norwich

Stylish, modern and ready to enjoy, this beautifully presented semi-detached home combines contemporary comfort with a sought-after cul-de-sac location. Offering bright and well-planned accommodation throughout, the property features a spacious lounge and a well-appointed kitchen/diner, ideal for both relaxing and entertaining. Upstairs, three bedrooms are complemented by a family bathroom, while the principal bedroom enjoys fitted wardrobes and the convenience of a private en-suite shower room. The enclosed rear garden provides a wonderful outdoor space with patio and lawn areas, perfect for enjoying the warmer months. A hot tub, included within the sale, adds an extra touch of luxury and creates an inviting space to unwind. Further benefits include off-road parking, an electric vehicle charging point and a highly desirable Old Catton setting close to a range of local amenities and transport links.

- Desirable cul-de-sac location in sought-after Old Catton
- Beautifully presented three-bedroom semi-detached home
- Spacious and welcoming lounge
- Modern kitchen/diner with direct garden access
- Principal bedroom with fitted wardrobes and en-suite shower room
- Contemporary family bathroom
- Ground floor cloakroom/WC
- Private driveway with electric vehicle charging point
- Generous enclosed rear garden with patio and lawn
- Hot tub included within the sale





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The Location

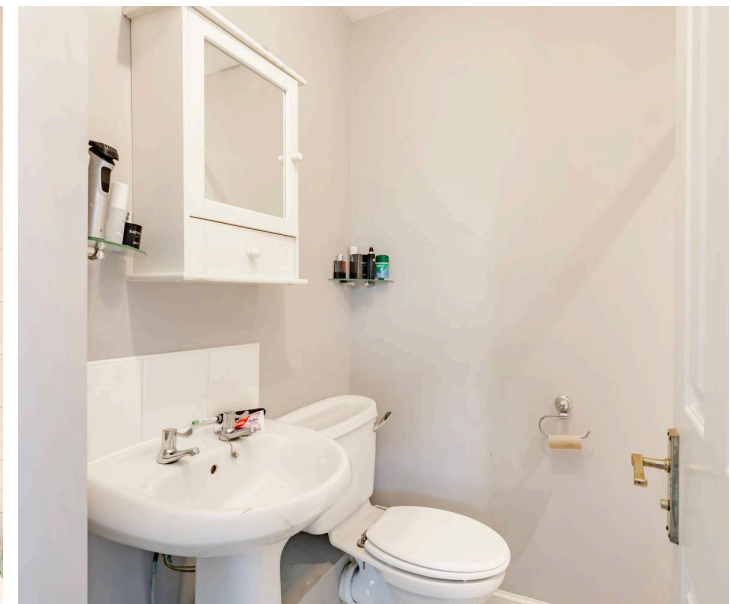
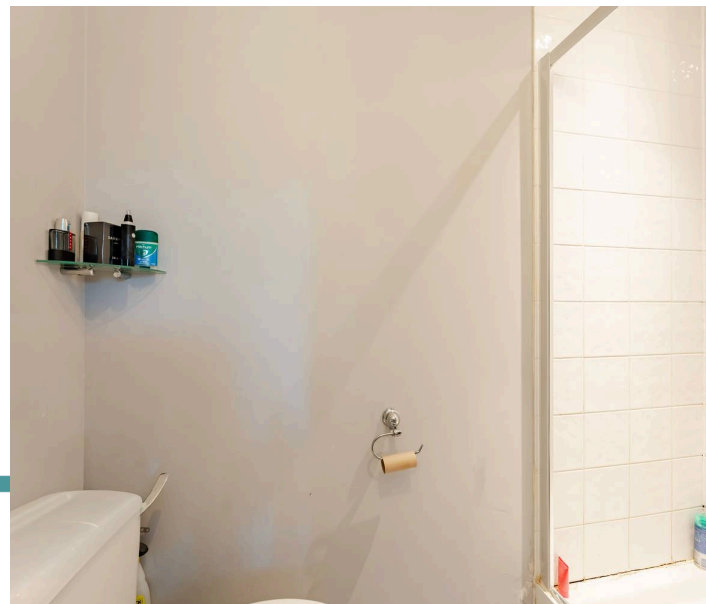
Set within the well-regarded village of Old Catton, this location offers the best of both village living and everyday convenience. There's a naturally calm and settled feel to the area, while still being within easy reach of Norwich city centre, whether by a short drive or regular bus routes, making day-to-day life simple and accessible.

The village is well connected, with straightforward access to the Northern Distributor Road (NDR), allowing for easy travel across the region. Norwich International Airport is also close by, adding an extra layer of practicality for those who travel for work or leisure.

Everyday amenities are close at hand, with a nearby Co-op and a range of shops, cafés, and services available both within Old Catton and the surrounding areas. It's a location where daily life feels easy, with everything you need within reach.

Families are particularly drawn to the area for its strong sense of community and the range of local schooling options nearby, making it a popular and practical choice for long-term living.

One of the real highlights is Catton Park, just a short distance away. It's the kind of place that becomes part of daily routine, ideal for dog walks, a quiet stroll, or simply getting some fresh air. With open space, mature trees and regular community events, it adds a wholesome charm to the area and makes it easy to enjoy the outdoors all year round.



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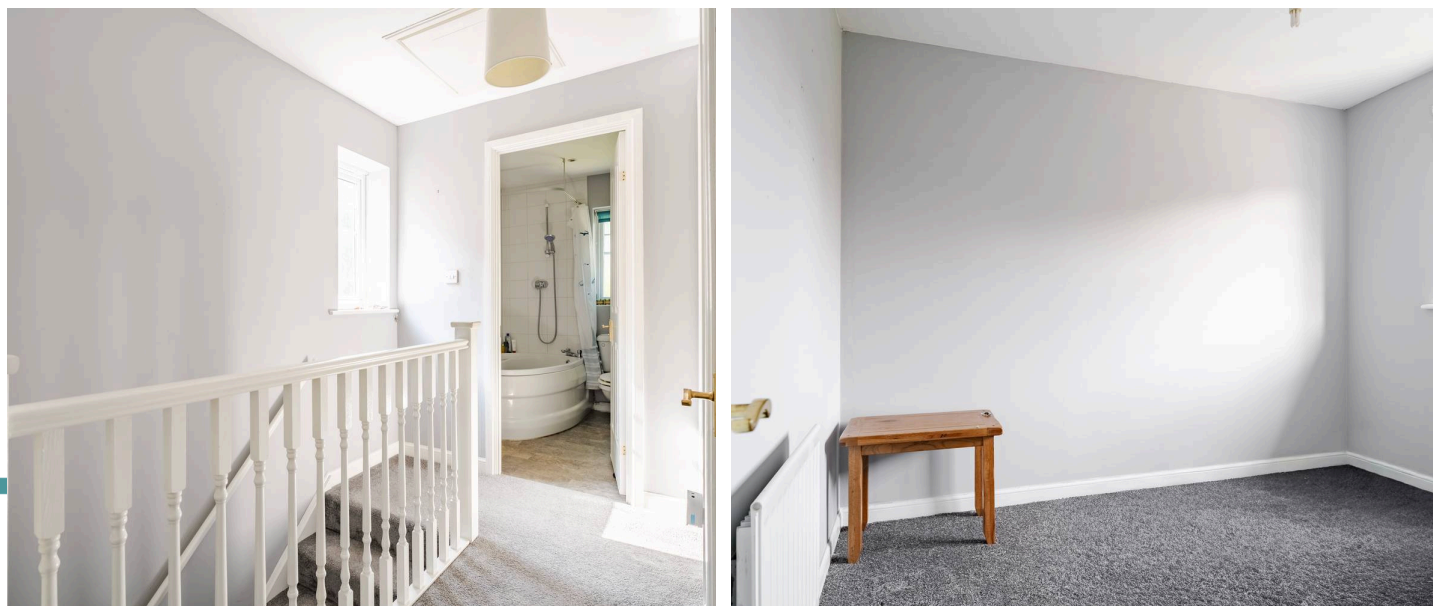
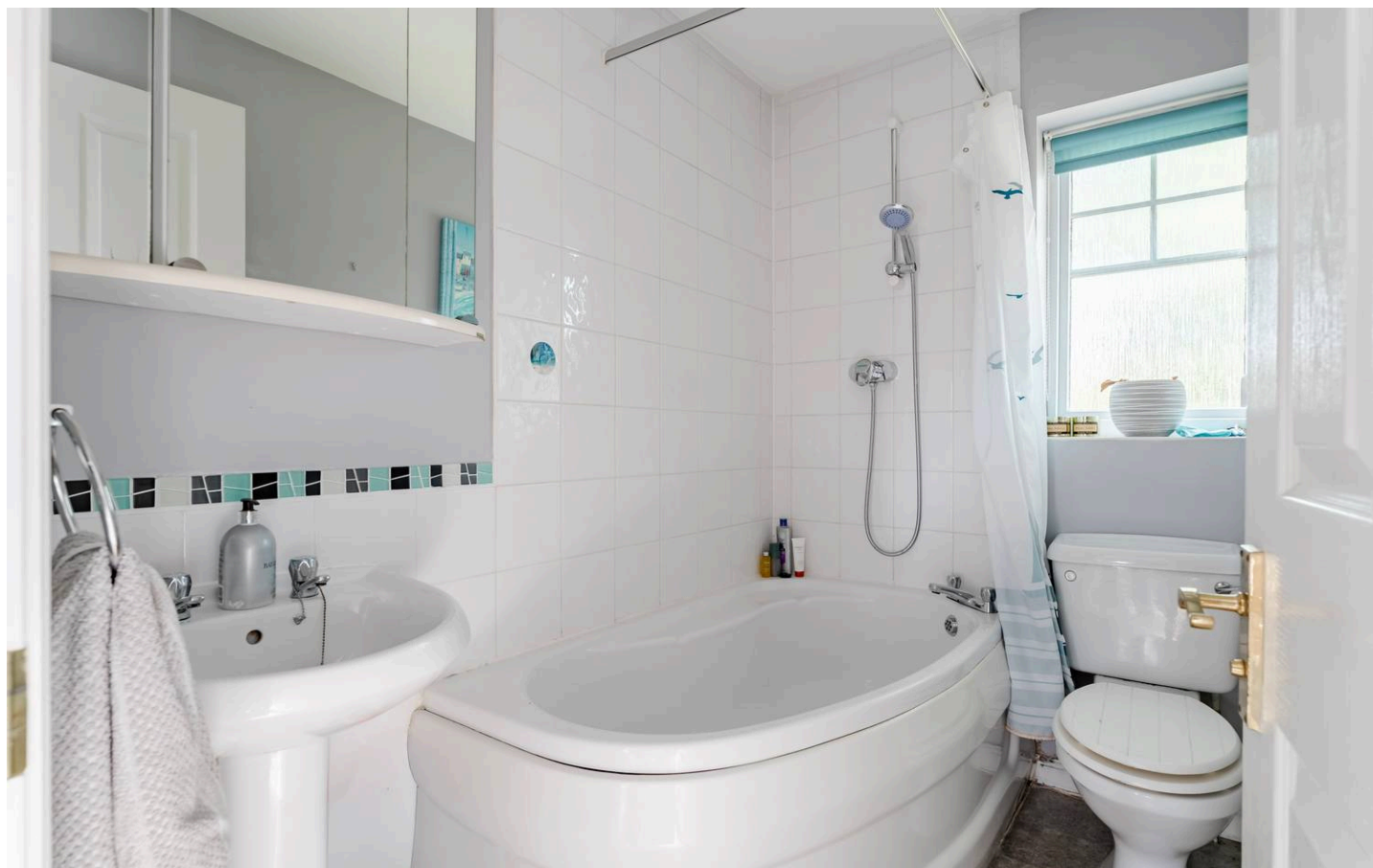
Norwich

Evans Way, Old Catton

Situated within a quiet cul-de-sac in the highly sought-after suburb of Old Catton, this attractive three-bedroom semi-detached home offers well-balanced accommodation, modern conveniences and a wonderful rear garden, making it an ideal choice for families, first-time buyers and those looking to upsize.

The property welcomes you with a practical entrance hall leading through to a bright and comfortable living room. This inviting space provides the perfect setting for relaxing with family or entertaining guests, while its tasteful presentation and natural light create a warm and welcoming atmosphere throughout.

To the rear of the property, the kitchen and dining area forms the heart of the home. Well-appointed with a range of fitted units and ample work surface space, it offers an excellent environment for day-to-day cooking and family meals alike. Direct access to the garden further enhances the sense of space and makes outdoor dining and entertaining particularly convenient during the warmer months.



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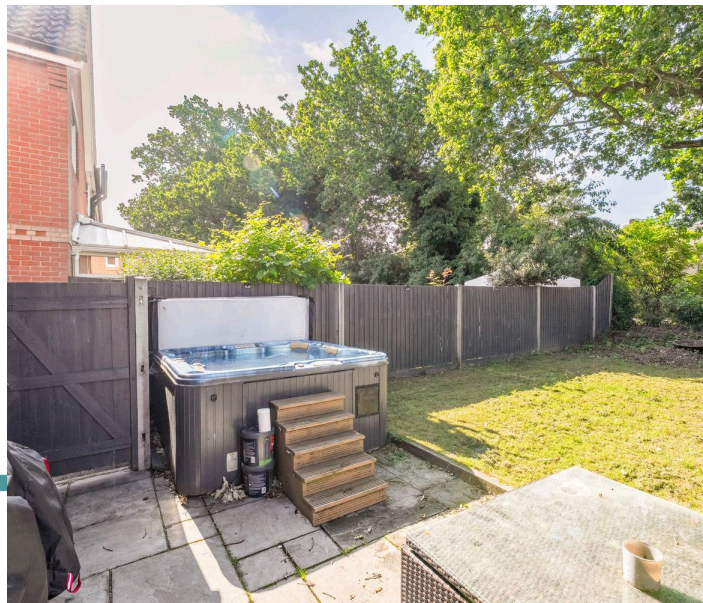
Upstairs, the property continues to impress with three well-proportioned bedrooms accessed from the landing. The principal bedroom benefits from fitted wardrobes and the added luxury of a private en-suite shower room, creating a comfortable and practical retreat. The remaining bedrooms offer flexibility for family members, guests or those requiring a dedicated home office, all served by a modern family bathroom.

Outside, the home enjoys excellent kerb appeal with a front garden and a private driveway providing off-road parking. An electric vehicle charging point adds further practicality and future-proof convenience for modern living.

The enclosed rear garden is a particularly appealing feature, offering a generous lawned area alongside a patio ideal for outdoor entertaining and relaxation. Included within the sale is a hot tub, creating a fantastic space to unwind and enjoy time with family and friends throughout the year. A useful shed provides additional storage, while the enclosed nature of the garden offers a good degree of privacy.

Agents Note

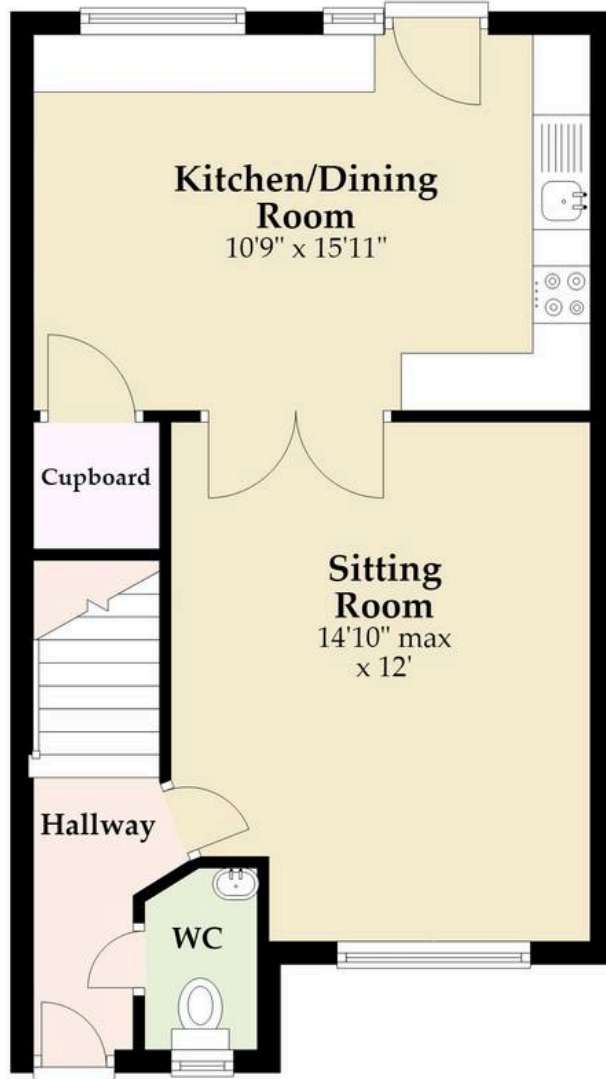
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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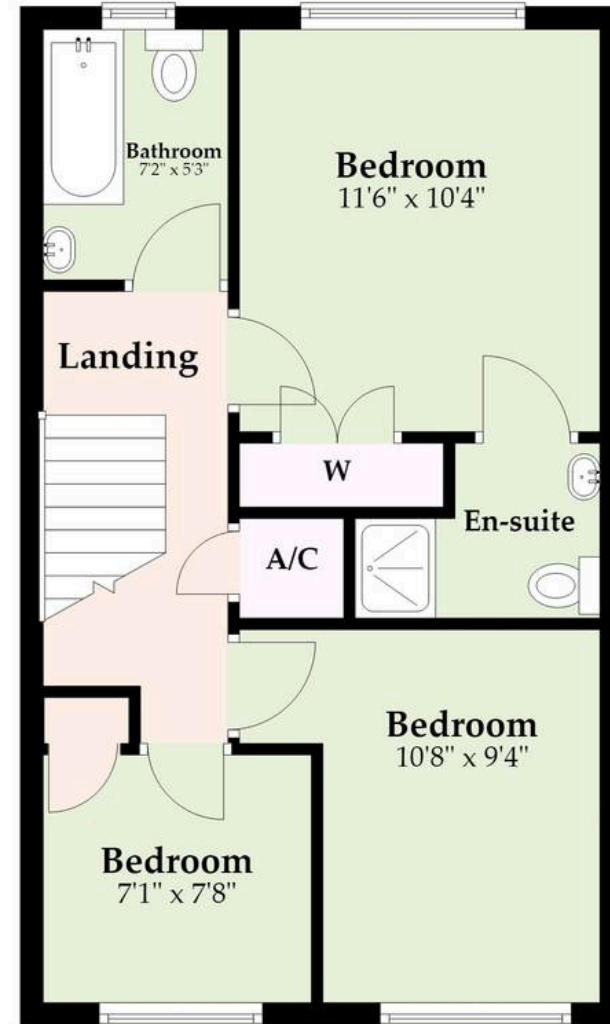
Ground Floor

Approx. 432.5 sq. feet



First Floor

Approx. 464.2 sq. feet



Total area: approx. 896.7 sq. feet

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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 *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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