



16 Skylark Avenue, Old Catton

Minors & Brady



16 Skylark Avenue

Old Catton, Norwich

An immaculate modern home available on a 75% shared ownership basis, offering three genuine bedrooms, a generous kitchen/dining room and a fantastic Old Catton location. Benefiting from the remainder of an NHBC warranty, snagging cover until April 2027 and a boiler less than two years old that remains under warranty, the property provides excellent peace of mind. The well-designed accommodation includes a bright living room, a spacious kitchen/dining room with integrated appliances and three versatile bedrooms. Outside, there is a good-sized enclosed rear garden alongside two allocated parking spaces directly in front of the property. Combining excellent presentation, practical family living and a sought-after location close to amenities, schooling and green space, this home is ready to enjoy from day one, with the opportunity to staircase to full ownership, subject to the relevant criteria and approvals.

- Available on a 75% shared ownership basis with the opportunity to staircase to 100% ownership (subject to criteria and approval)
- Three genuine bedrooms, including built-in storage to the principal and second bedrooms
- Generous kitchen/dining room with integrated dishwasher, oven, hob and fridge freezer
- Immaculately presented throughout, offering a move-in-ready finish that feels almost new
- Two allocated parking spaces positioned directly in front of the property
- Good-sized enclosed rear garden, ideal for outdoor dining, entertaining and family enjoyment
- 8 years remaining on the NHBC warranty for added peace of mind
- Snagging cover available until April 2027



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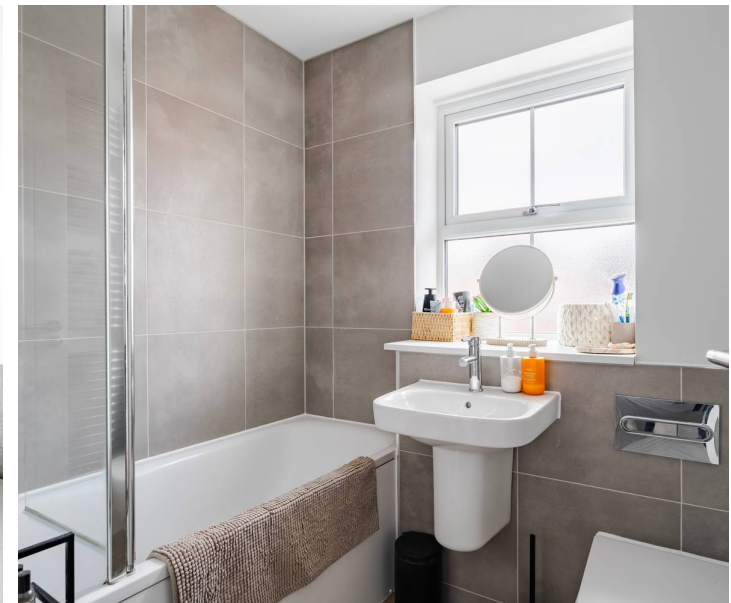
The Location

Situated within the highly regarded village of Old Catton, a location that successfully combines the charm of village living with the convenience of excellent local amenities and outstanding connectivity.

Old Catton benefits from a strong community feel and an excellent range of day-to-day amenities. Nearby facilities include supermarkets, independent shops, cafés, healthcare services and recreational facilities, ensuring everyday essentials are always close at hand. The area is particularly appealing to families thanks to its selection of well-regarded schooling options catering for a range of ages, making it a practical and desirable place to put down long-term roots.

Transport links are another major attraction of the area. Regular bus services are available nearby, providing convenient routes into Norwich city centre, the Norfolk and Norwich University Hospital, the University of East Anglia and surrounding areas. Road connections are equally impressive, with easy access to the A140, Broadland Northway and A47, making travel across Norfolk and beyond straightforward.

For commuters and frequent travellers, Norwich Railway Station offers direct services to London Liverpool Street and other major destinations, while Norwich International Airport is located just a short distance away, providing a range of domestic and international connections. Combined with its excellent amenities, respected schools, green open spaces and convenient transport network, Old Catton continues to be one of Norwich's most sought-after residential locations.



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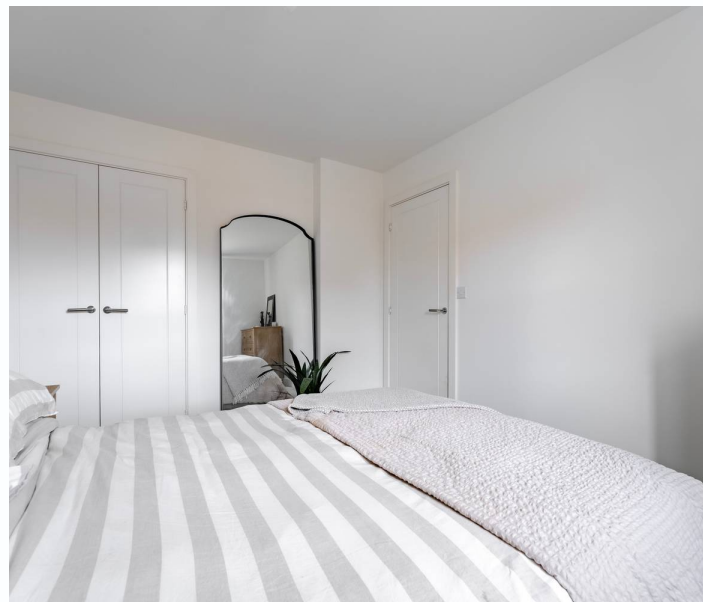
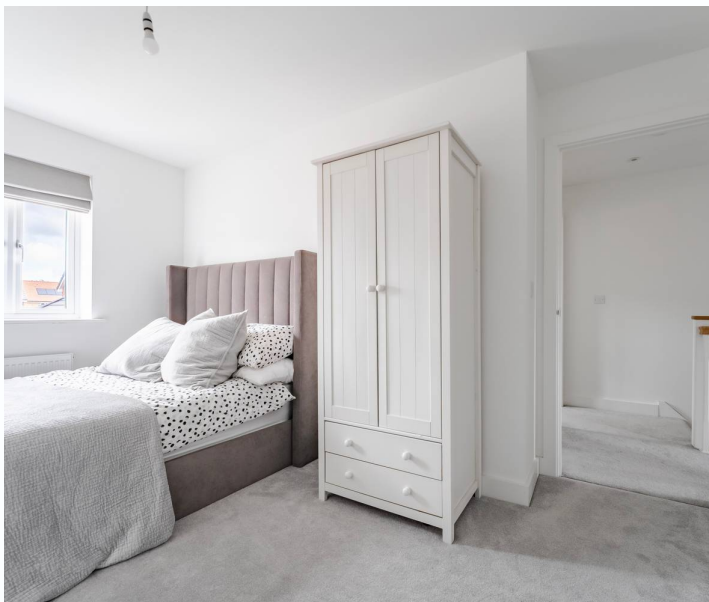
Skylark Avenue, Old Catton

Situated within the highly desirable suburb of Old Catton, this modern three-bedroom terraced home offers stylish and well-presented accommodation, ideal for first-time buyers, young families and those seeking a move-in-ready property in a fantastic location. Occupying an attractive position within a popular development, the property benefits from nearby green space, excellent local amenities and convenient access to Norwich city centre.

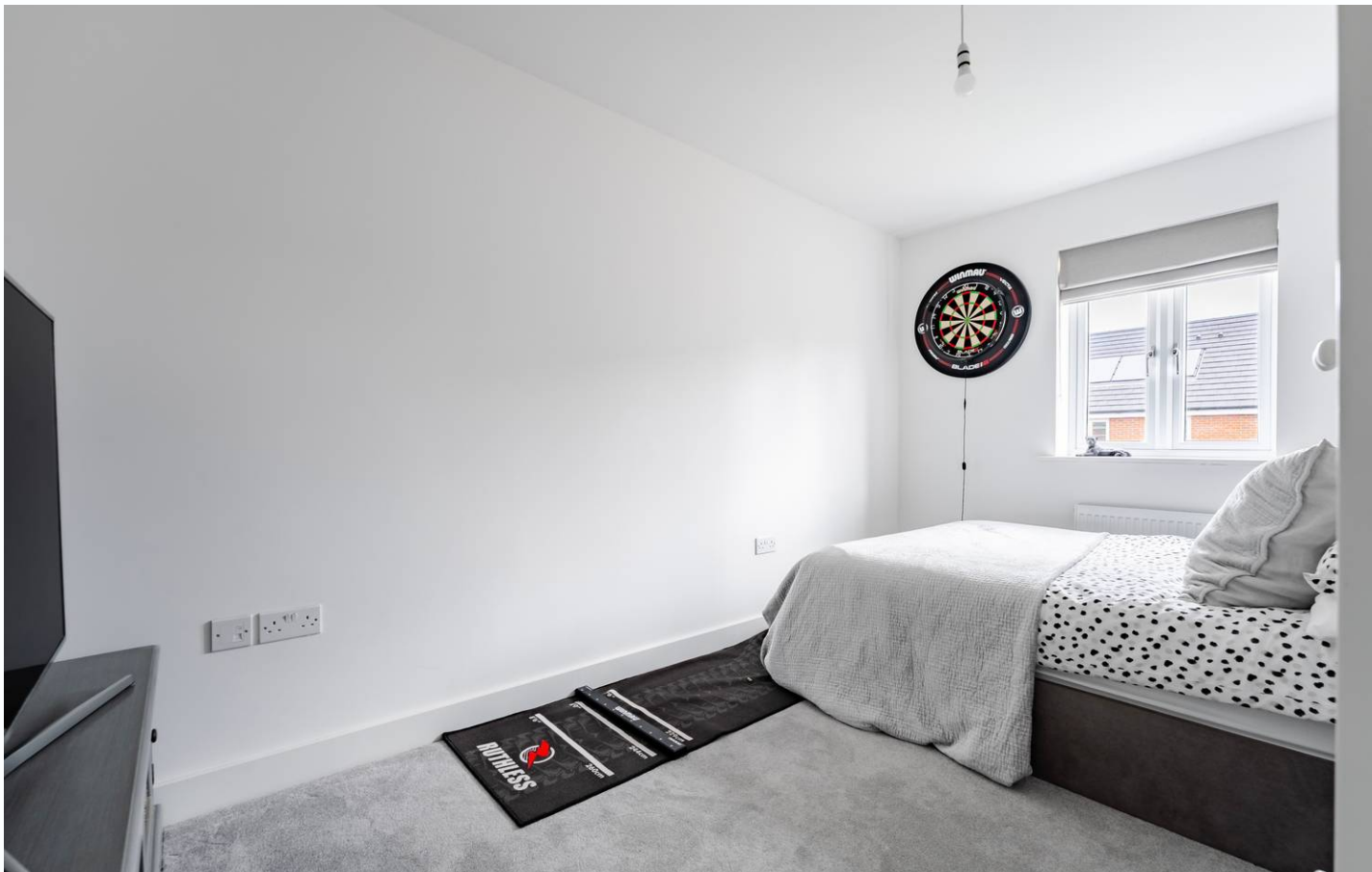
The home has been exceptionally well maintained and remains in a condition that feels remarkably close to new, with the current owners having made no significant decorative alterations since purchase. The property further benefits from an 8-year NHBC warranty remaining, together with snagging cover available until April 2027, providing peace of mind for prospective purchasers.

Available on a 75% shared ownership basis, the property presents an excellent opportunity for buyers looking to take their first step onto the property ladder. Prospective purchasers will be required to meet the relevant shared ownership eligibility criteria, with further information available upon request. There is also the opportunity to purchase a larger share or potentially staircase to 100% ownership, subject to the housing association's terms and conditions.

The accommodation is well planned and practical throughout. A welcoming entrance hall leads through to a bright and comfortable living room, providing an ideal space to relax and unwind.



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To the rear of the property, the impressive generous kitchen/dining room forms the heart of the home and offers excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of modern units and benefits from an integrated dishwasher, oven, hob and fridge freezer, whilst ample dining space creates a sociable environment for family meals and gatherings. Double doors provide direct access to the garden, allowing natural light to flow into the room.

The first floor comprises three genuine bedrooms, offering more versatility than many comparable properties. The principal bedroom benefits from a built-in wardrobe, whilst the second bedroom also enjoys fitted storage. The remaining bedroom offers flexibility for use as a child's room, guest accommodation or home office. A modern family bathroom completes the first-floor accommodation.

Externally, the property continues to impress. To the front, there are two allocated parking spaces located directly outside the property, providing everyday convenience. To the rear, the property enjoys a good-sized enclosed garden, offering an excellent outdoor space for relaxing, entertaining and family enjoyment. Predominantly laid to lawn with space for seating and outdoor dining, the garden provides a wonderful extension of the living accommodation during the warmer months.



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Further benefits include Amtico flooring throughout the ground floor and a boiler that is less than two years old and still under warranty. The property is also recognised as being one of the more spacious three-bedroom layouts available within the development, combining practicality, comfort and modern living in equal measure.

Agent's Note

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

The property is available on a 75% shared ownership basis.

- Rent payable on the remaining 25% share: £171.59 per calendar month
- Service charge: £16.12 per calendar month
- Buildings insurance (arranged through Orbit): £22.82 per calendar month

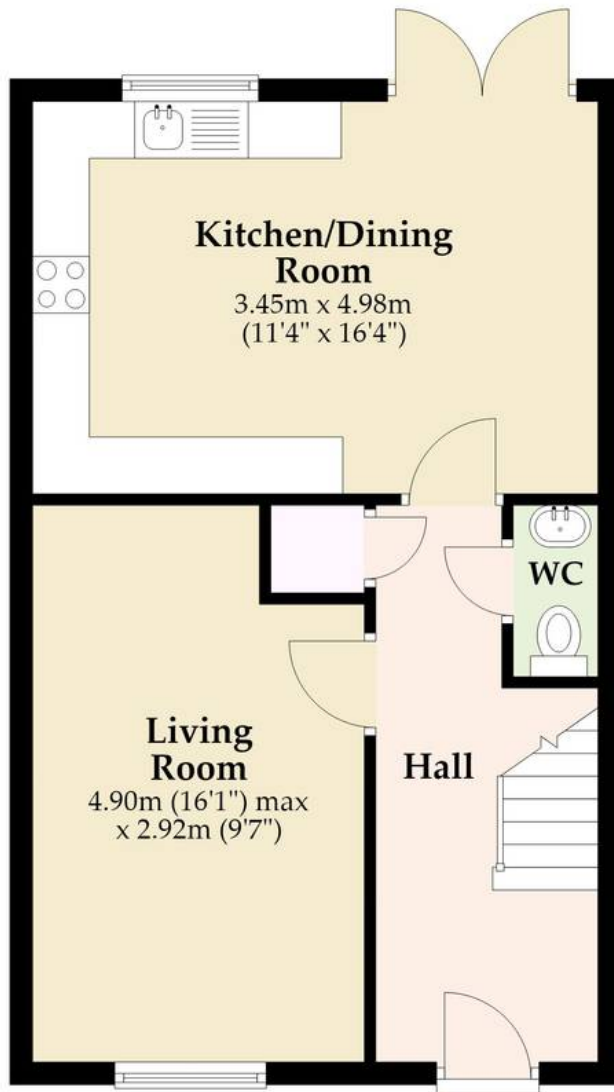
Please note that, as this is a shared ownership property, prospective purchasers will be required to meet the relevant eligibility criteria and approval requirements set by the housing association. All figures and requirements should be confirmed by a purchaser's solicitor during the conveyancing process. For further information regarding the shared ownership scheme and eligibility criteria, please contact the Minors & Brady Wroxham office.



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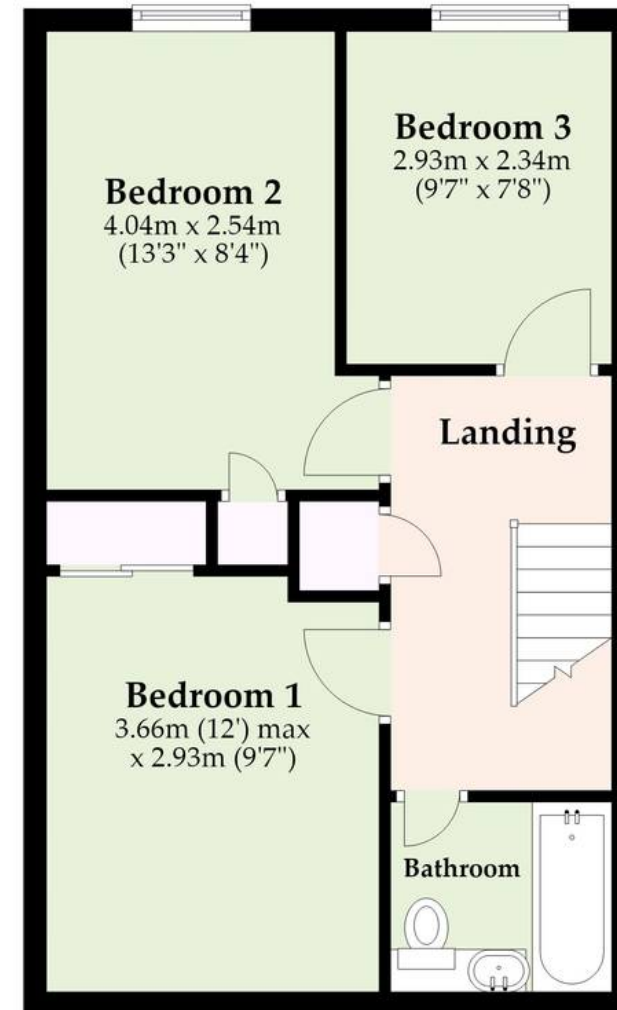
Ground Floor

Approx. 31.8 sq. metres (342.4 sq. feet)
(excluding Hall, WC)



First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)
(excluding Bathroom, Landing)



Total area: approx. 62.6 sq. metres (673.7 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.

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