



38 The Paddocks, Norwich

Minors & Brady



38 The Paddocks

Norwich

A detached chalet home on a generous corner plot, offering excellent potential in the sought-after suburb of Old Catton. Offered with no onward chain, this versatile property features two double bedrooms with built-in storage, spacious reception areas and a flexible ground floor room currently used as a WC/utility. A standout feature is the stunning first-floor bathroom, complete with a four-piece suite and underfloor heating. Outside, the private wraparound garden provides excellent space to relax, entertain or explore future extension possibilities, subject to the necessary permissions. With off-road parking, a former garage base and a convenient location close to Norwich, this is a fantastic opportunity to create a long-term family home.

- Detached chalet home occupying a generous and private corner plot
- Offered to the market with no onward chain for convenience
- Spacious lounge/dining room with direct access to the rear garden
- Two double bedrooms both featuring useful built-in storage cupboards
- Flexible ground floor room currently utilised as a WC/utility area
- Stunning four-piece family bathroom with underfloor heating installed
- Private wraparound garden offering excellent outdoor space and privacy
- Potential to extend or develop further, subject to planning permission
- Off-road parking plus former garage base providing further potential
- Popular Old Catton location close to Norwich, schools and amenities





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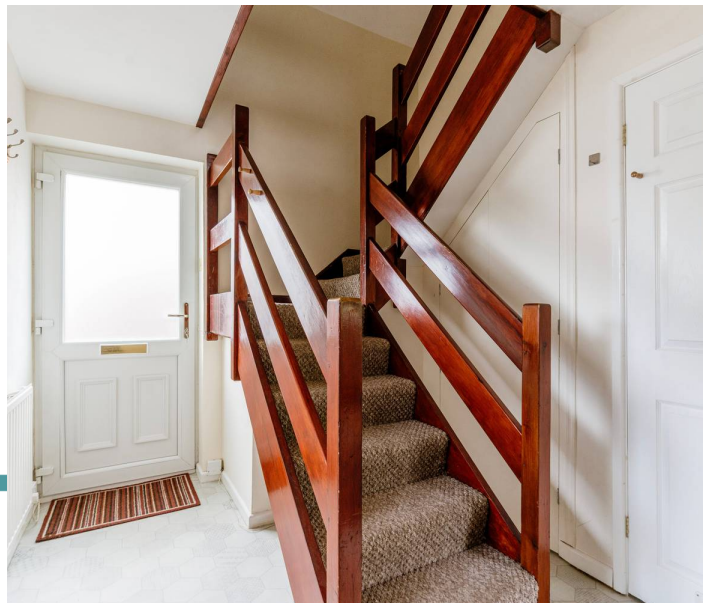
The Location

Residents benefit from a variety of everyday conveniences close at hand, including a Tesco Express, independent shops, cafés, takeaways, healthcare facilities and community services. The area is well served by a selection of schools for all age groups, making it particularly attractive to families seeking a practical and well-connected place to live.

For those who enjoy outdoor space, the nearby Catton Park provides beautiful parkland and open green spaces ideal for walking, running, family recreation and enjoying the outdoors throughout the year. The surrounding area also offers a variety of footpaths, recreational facilities and sports clubs, contributing to an active and enjoyable lifestyle.

Despite its peaceful suburban setting, Old Catton offers excellent connectivity. Norwich city centre is just a short drive away, providing an extensive range of shopping, dining, entertainment and cultural attractions. The area also benefits from easy access to the A140, A1270 Northern Distributor Road and A47, allowing convenient travel across Norfolk and beyond.

For commuters and travellers, Norwich Railway Station provides direct services to London Liverpool Street and other major destinations, while Norwich Airport is located only a short distance away, offering domestic and international connections. This excellent transport infrastructure makes Old Catton particularly appealing for those who require easy access for work, business or leisure travel.



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The Paddocks, Old Catton

Positioned on a generous corner plot within the popular suburb of Old Catton, this detached chalet-style home offers flexible accommodation, a private wraparound garden and exciting potential for future extension, subject to the necessary planning permissions. Offered to the market with **no onward chain**, the property enjoys a practical layout well suited to a variety of buyers, from families to those seeking adaptable living space close to Norwich and excellent local amenities.

Stepping inside, the welcoming entrance hall provides access to the principal accommodation and useful storage. The heart of the home is the spacious lounge/dining room, a bright and versatile space with windows to multiple aspects and direct access to the garden, creating a wonderful environment for both everyday living and entertaining. Filled with natural light, it offers ample room for a variety of seating and dining arrangements.

The kitchen is fitted with a range of wall and base units, complemented by generous work surfaces and integrated cooking appliances. Positioned conveniently alongside the reception space, it offers a practical layout for modern day-to-day living.

The ground floor also benefits from a highly versatile room currently utilised as a WC/utility area. Depending on individual requirements, this space offers flexibility for a range of uses and forms part of the adaptable accommodation available throughout the property.



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To the first floor, the property offers two generous double bedrooms, both benefitting from built-in storage cupboards and pleasant outlooks. These are served by a particularly impressive family bathroom, fitted with a four-piece suite including a separate shower and bath. Underfloor heating adds an extra touch of comfort, creating a luxurious and practical space for daily use.

Outside, the property enjoys one of its standout features. Occupying a corner plot, the wraparound garden provides a wonderful sense of privacy and space, with a mixture of lawn, patio and established planting creating an attractive outdoor environment. Ideal for relaxing, entertaining or gardening enthusiasts, the generous plot also presents potential for extension or further development, subject to the necessary planning consents.

To the front, a shingled driveway provides off-road parking, whilst a substantial concrete pad remains from a previous garage, offering potential for future use subject to any necessary approvals.

Agent's Note

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



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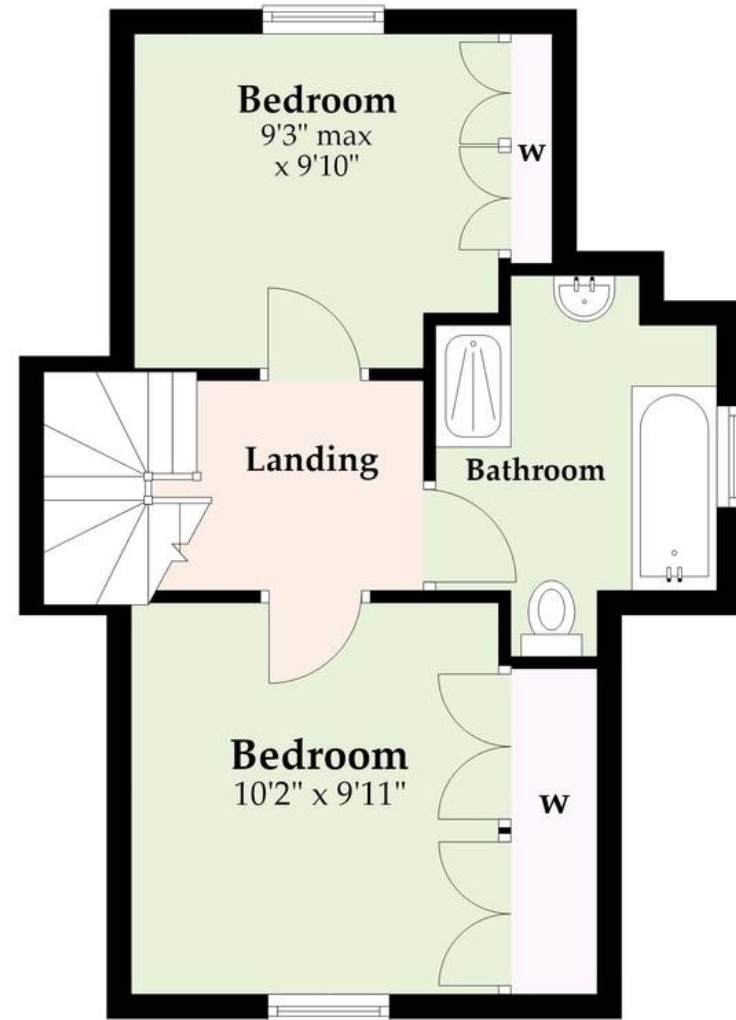
Ground Floor

Approx. 502.0 sq. feet



First Floor

Approx. 346.0 sq. feet



Total area: approx. 848.1 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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