

25 Catton Court St. Faiths Road, Norwich

Minors & Brady

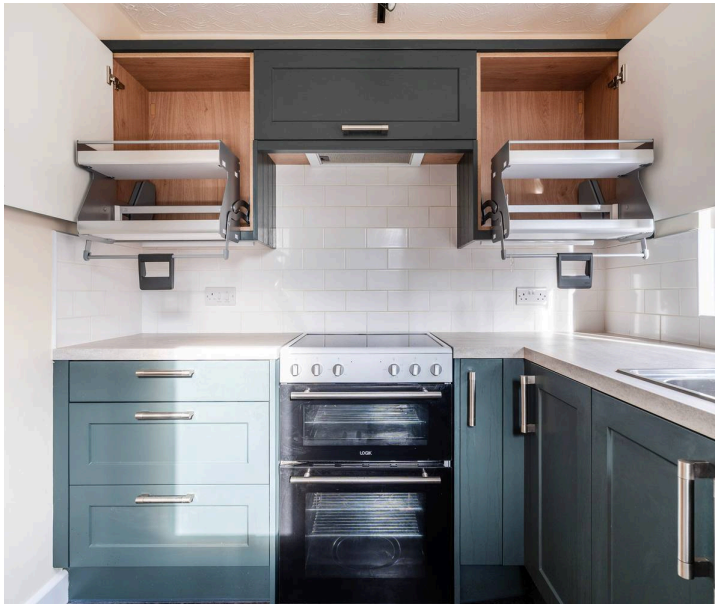
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Norwich

This beautifully presented retirement bungalow offers a comfortable and manageable home within a peaceful and secluded development in the popular suburb of Catton. Designed for the over 55s, the property has been recently renovated throughout, with a newly fitted kitchen, updated wet room, new double glazing, modern storage radiators and fresh decoration. The single-level layout provides a practical balance of living and private space, while the on-site property manager and 24-hour careline service offer additional reassurance for residents.







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- Attractive over 55s retirement bungalow set within a peaceful and secluded development in the popular suburb of Catton, offering comfortable and manageable single level living
- Recently renovated and beautifully presented throughout, with fresh decoration, new carpets and a range of modern improvements creating a welcoming home ready to move into
- Bright and spacious L shaped sitting and dining room, providing plenty of room for comfortable seating and a dedicated dining area, with two rear facing windows
- Newly fitted kitchen incorporating access friendly features and a practical range of storage, designed to make everyday cooking and food preparation easier
- Generously proportioned double bedroom benefiting from a range of built in wardrobes, providing excellent storage while keeping the room neat and organised
- Newly fitted walk in wet room, providing accessible and practical bathroom facilities with a modern finish
- Updated with new double glazing throughout, together with modern storage radiators to provide improved comfort and efficiency
- Designed with retirement living and peace of mind in mind, with emergency pull cords throughout the bungalow and a hallway smoke alarm connected to a monitoring call centre
- On site property manager and 24 hour careline service, providing additional reassurance and support for residents

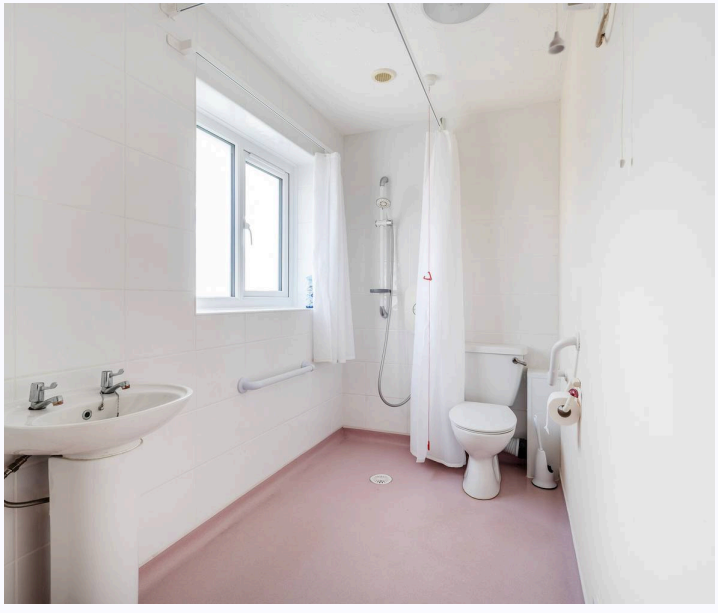
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Location

Situated in the popular village of Old Catton, just north of Norwich city centre, Catton Court enjoys a convenient setting with a range of local amenities close at hand. The village offers local shops, a supermarket, cafés, and everyday services, while nearby Garrick Green Infant School and Old Catton Junior School provide schooling within the immediate area. Regular bus services operate along St Faiths Road, offering connections into Norwich city centre and further afield, while the Northern Distributor Road provides convenient access around the city and towards the A11 and A47.

Old Catton is also well known for its village character and historic surroundings, with Catton Park providing attractive landscaped grounds and pleasant walking routes.

Catton Court, St. Faith's Road

The property opens into a welcoming entrance hall, providing access to the principal accommodation. The spacious L shaped sitting and dining room is a particularly appealing feature, with two rear facing windows allowing plenty of natural light into the room.







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There is ample space for comfortable seating alongside a dining table, making this a versatile area for relaxing, enjoying meals or spending time with family and friends.

The newly fitted kitchen has been designed with everyday convenience in mind, incorporating access friendly features alongside a good range of storage and worktop space. There is provision for an electric cooker, fridge freezer and washing machine, while the recent improvements create a fresh and modern finish.

The double bedroom is well proportioned and benefits from a range of built in wardrobes, providing excellent storage without compromising on the available space. The room also has its own emergency pull cord, forming part of the property's wider care and safety provisions.

The accommodation is completed by a newly fitted walk in wet room, providing accessible bathroom facilities with a modern finish. The property has also benefited from new carpets throughout, double glazing and modern storage radiators, complementing the recent redecoration and giving the home a fresh feel.

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Outside, the bungalow has a small garden area to the front, while the surrounding communal grounds provide pleasant outdoor space for residents to enjoy. Visitor parking is also available within the development.

The development benefits from an on site property manager and a 24 hour careline service, with emergency pull cords positioned throughout the bungalow for additional peace of mind. A smoke alarm in the entrance hall is also connected to a monitoring call centre, providing further reassurance.

Agents Notes

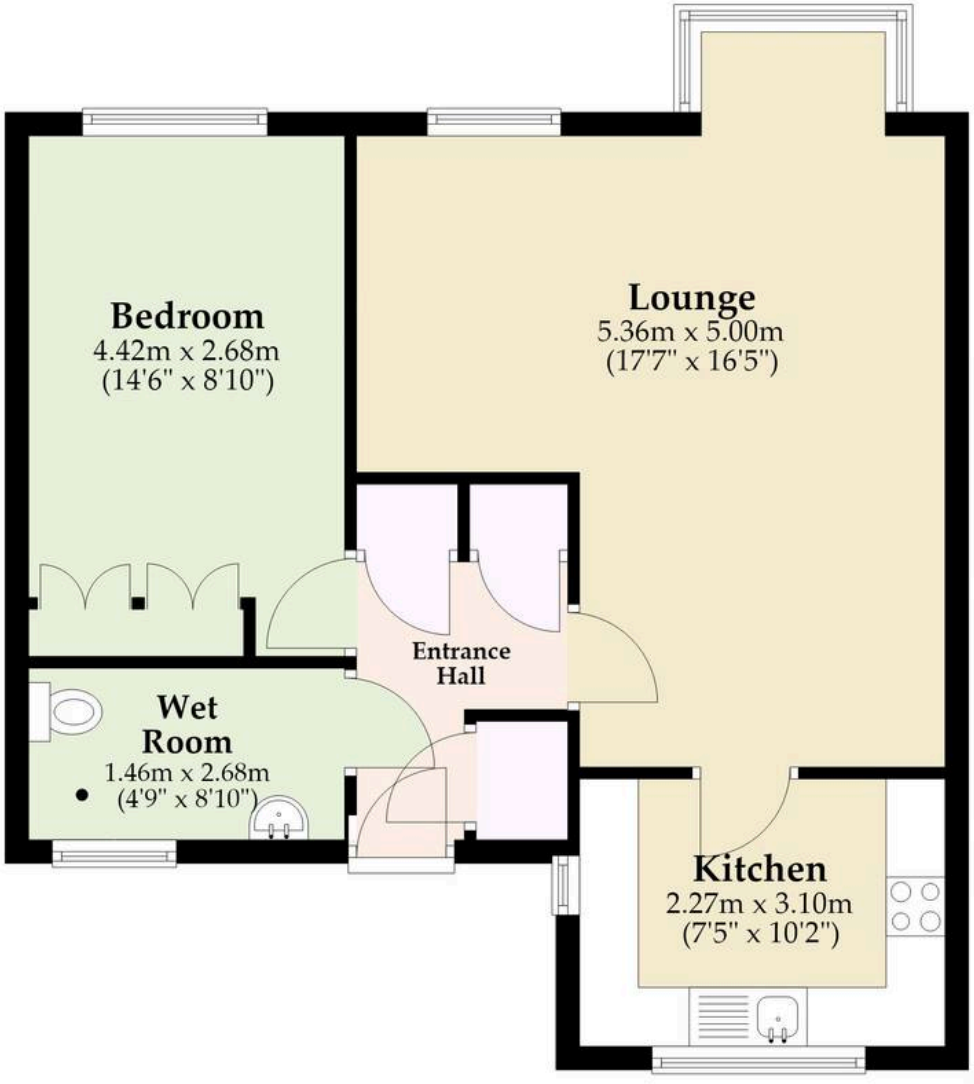
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Leasehold, with 125 years from 1987. Ground rent: £334.82 p/a

Connected to mains water, electricity and drainage. Council tax band - C

Ground Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



Total area: approx. 52.6 sq. metres (566.6 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.

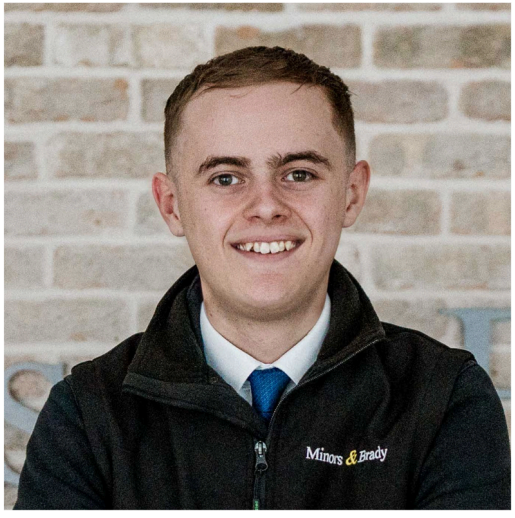
Dreaming of this home?
Let's make it a *reality.*



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Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

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