

13 Hunter Road, Old Catton

Minors & Brady

13 Hunter Road

Old Catton, Norwich

Built in 2022 and set back from the main road, this well-presented three-bedroom home offers modern accommodation with a practical layout and some particularly useful additional features. The property centres around a spacious open-plan kitchen and dining room with direct access to the rear garden, complemented by a separate lounge and three well-proportioned bedrooms.

The principal bedroom benefits from fitted wardrobe storage and its own ensuite shower room, while the converted garage provides a versatile additional space ideal for home working or storage. Further benefits include driveway parking for two vehicles, an EV charging point, and a boarded loft providing additional storage.

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13 Hunter Road

Old Catton, Norwich

- Guide price: £350,000 - £360,000
- Modern three bedroom semi detached home, built in 2022 and positioned set back from the main road
- Well proportioned accommodation arranged across two floors, offering a practical layout for modern family living
- Spacious open plan kitchen and dining room, with double doors providing direct access to the rear garden
- Separate front facing lounge, offering a comfortable space for relaxing and entertaining
- Three first floor bedrooms, including a generous principal bedroom with built in wardrobe and private ensuite shower room
- Contemporary family bathroom serving the remaining bedrooms, together with a convenient ground floor WC
- Converted garage providing a versatile office space, with separate storage to the front
- Driveway parking for two vehicles, together with an EV charging point
- Boarded loft with ladder access, providing useful additional storage space















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Location

Situated in the popular residential suburb of Old Catton, to the north of Norwich, the property enjoys a convenient setting with a good range of local amenities close at hand. Nearby facilities include Morrisons supermarket, local shops, pubs, and everyday conveniences, while the area is also well served by schools, including White Woman Lane Junior School and Lodge Lane Infant School.

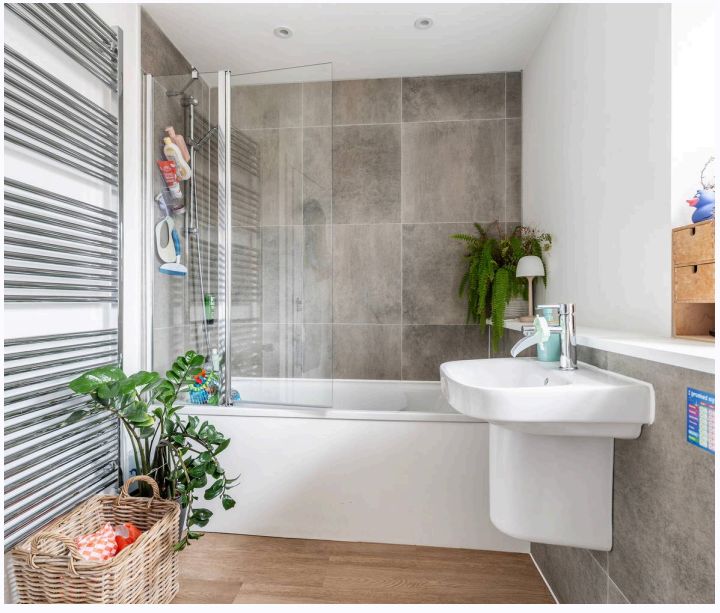
For outdoor recreation, Catton Park offers attractive green space and established woodland, providing a pleasant setting for walking and leisure. Regular bus services provide access to Norwich city centre, where a wider selection of shopping, restaurants, cultural attractions and leisure facilities can be found. The location also benefits from convenient access to the Northern Distributor Road, connecting to the A47 and wider road network, while Norwich International Airport is within easy reach.

Hunter Road, Old Catton

Upon entering, the entrance hall provides access to the ground floor accommodation, together with a convenient WC and stairs rising to the first floor.

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The separate lounge is positioned to the front of the property, offering a comfortable setting for relaxing and spending time with family. To the rear, the open-plan kitchen/dining room forms the heart of the home, providing ample space for both cooking and dining. The layout offers a sociable environment for everyday living, with double doors opening directly onto the rear garden and creating a natural connection between the indoor and outdoor spaces.

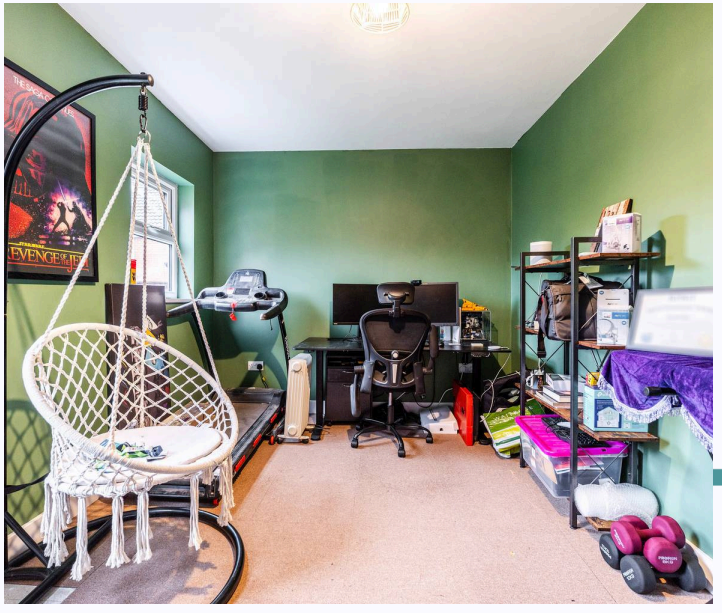
Upstairs, the landing leads to three bedrooms, offering flexibility for family members, guests, or those requiring additional space. The principal bedroom is particularly well appointed, benefiting from a built-in wardrobe and private ensuite shower room. The remaining two bedrooms are served by the family bathroom, providing a bath, WC, and wash basin.

To the rear, the property benefits from an enclosed garden, predominantly laid to lawn and providing a pleasant space for outdoor seating, children to play, or enjoying the warmer months.

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A particularly useful feature is the converted garage, which provides a separate office space with electricity and lighting, ideal for those working from home or requiring a dedicated area for hobbies. There is also a separate storage area to the front, retaining valuable space for household belongings. The loft has been boarded and benefits from ladder access, providing further useful storage. To the front, the property benefits from a driveway providing off road parking for two vehicles, together with an EV charging point.

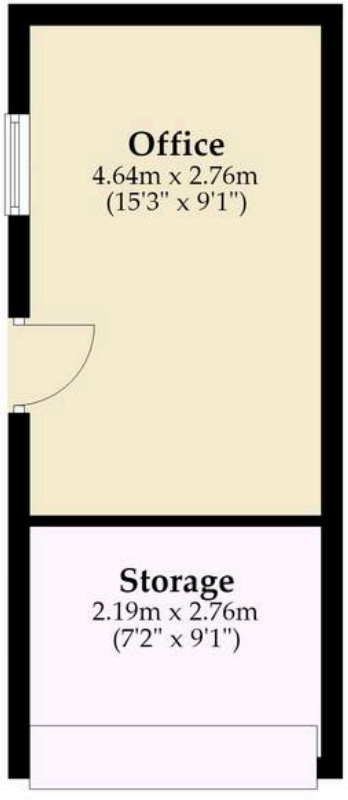
Agents Notes

Freehold, with a maintenance fee - £197 p/a.

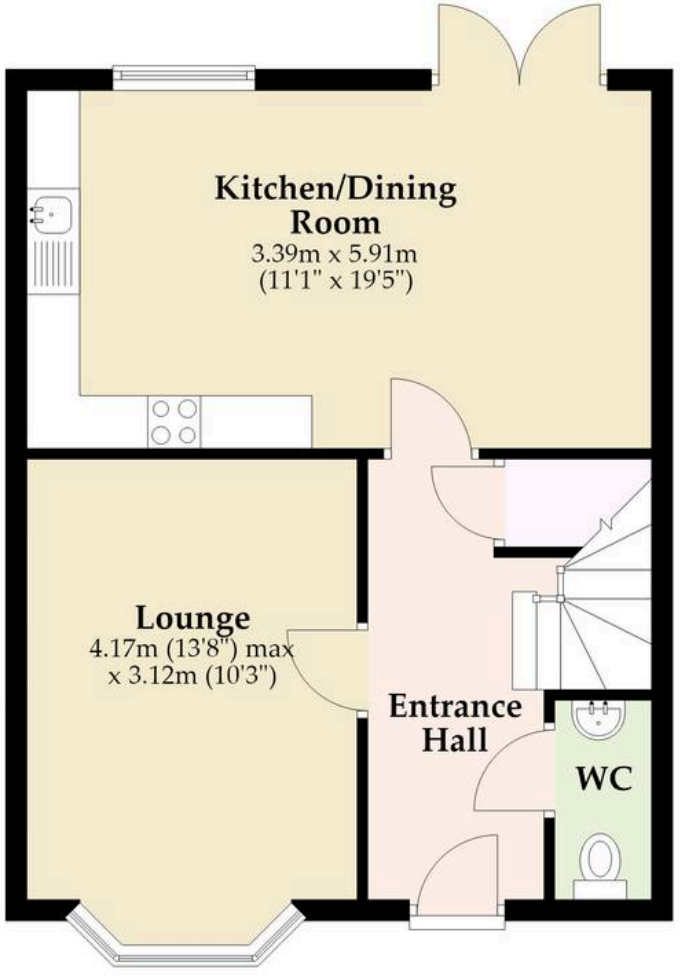
Connected to all main services. Council tax band - D

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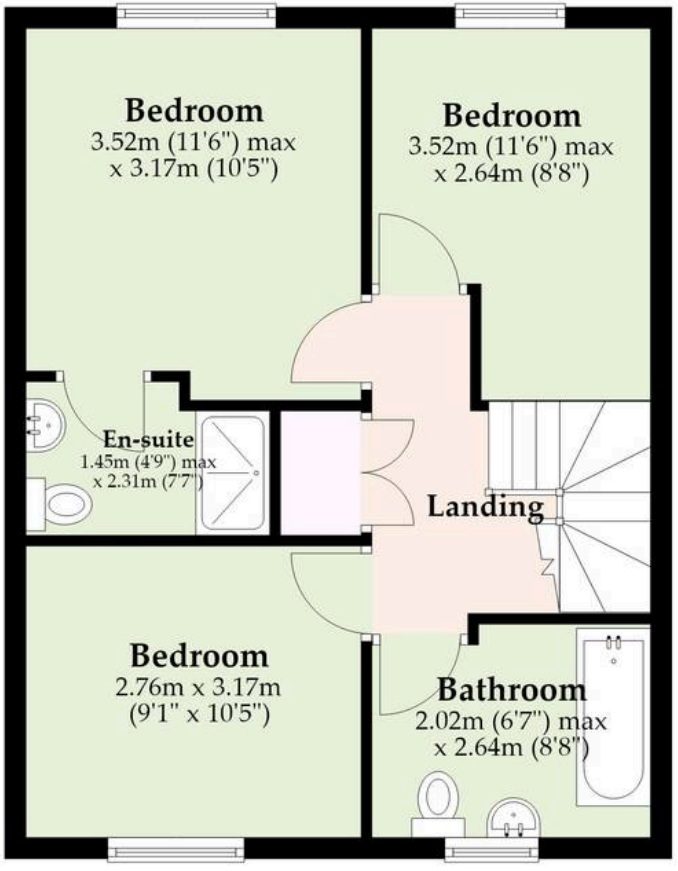
Former Garage
Approx. 19.1 sq. metres (205.5 sq. feet)



Ground Floor
Approx. 45.5 sq. metres (489.3 sq. feet)



First Floor
Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 109.8 sq. metres (1181.4 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.

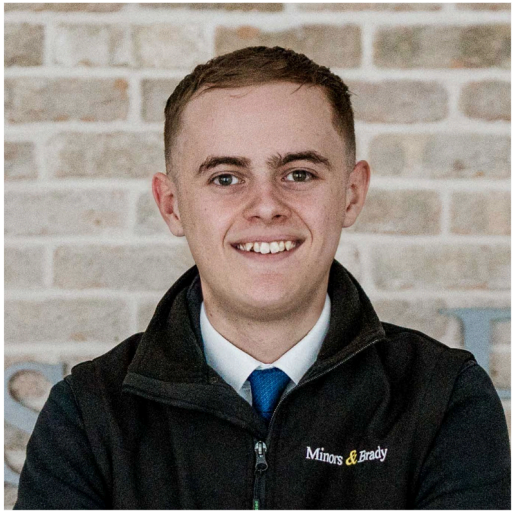
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

homes@minorsandbrady.co.uk 01603 783088 6 Church Road, Hoveton, NR12 8UG

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Matt Waters
Director and Principal



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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
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