



74 Catton Grove Road, Norwich

In Excess of £290,000

74 Catton Grove Road

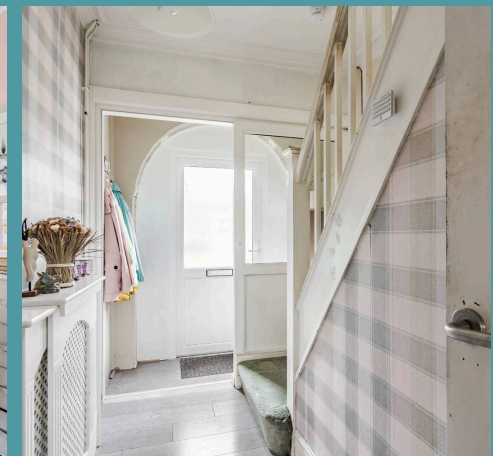
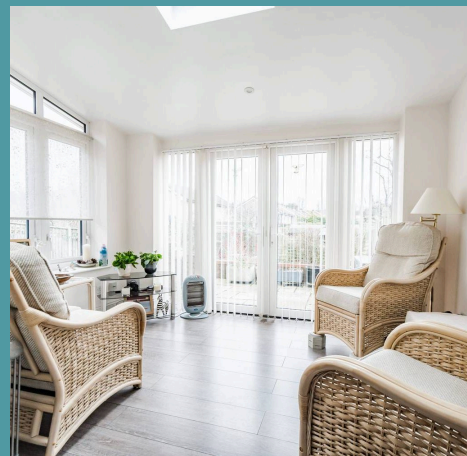
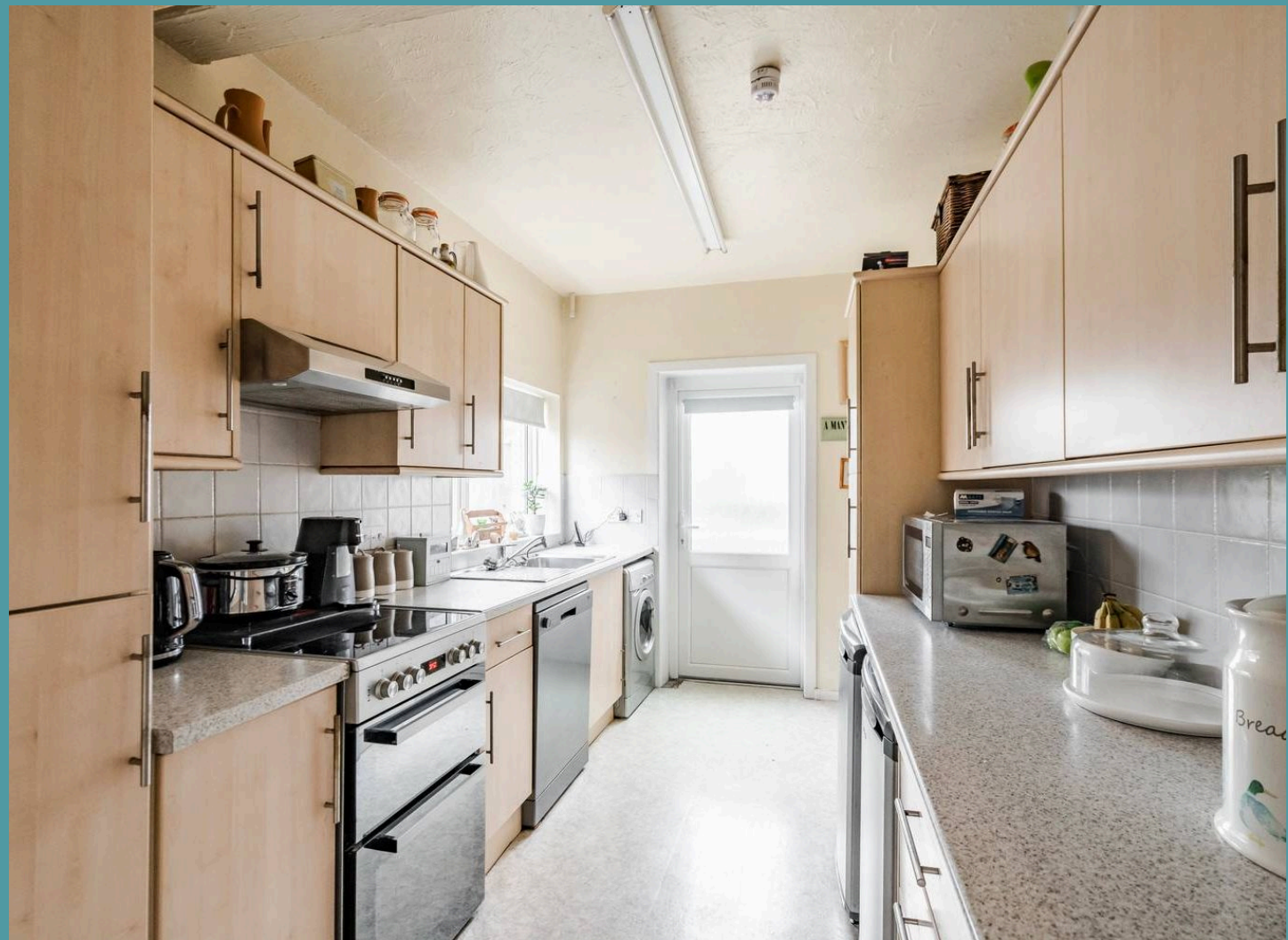
Norwich

Located in an excellent area, this three-bedroom semi-detached house offers a wonderful opportunity for customisation, allowing you to shape the home to your personal preferences. With off-road parking and a large, fully enclosed rear garden, the property combines convenience with privacy. Inside, the bright and spacious living areas include a conservatory that brings in natural light, seamlessly connecting the indoors with the outdoors. The three well-proportioned bedrooms, along with a family bathroom and separate WC, provide ample space and potential for modernisation. In a desirable neighbourhood with easy access to local amenities, this home offers the perfect mix.

The Location

Situated in the vibrant area of Norwich, Catton Grove Road boasts an enviable location that balances convenience with a peaceful atmosphere. Local amenities are just a short distance away, including a Tesco, making everyday shopping a breeze. Families will appreciate the excellent schooling options in the area, ensuring quality education for children. The surrounding green spaces offer ample opportunity for outdoor activities, whether it's a peaceful walk or spending time with pets.

Commuters will enjoy the easy access to the Northern Distributor Road (NDR), ensuring a smooth journey to key routes, while quick connections to the city centre provide even more options for shopping, dining, and entertainment. Living on Catton Grove Road offers a well-rounded lifestyle, combining ease, comfort, and everything you need right at your doorstep.





74 Catton Grove Road

Norwich

Catton Grove Road

This three-bedroom semi-detached house offers an ideal blend of comfort and potential, making it an excellent choice for those seeking a family-friendly home with the flexibility to personalise and enhance. The property boasts a spacious front drive for off-road parking and a well-maintained, fully enclosed rear garden, perfect for outdoor activities or simply enjoying the sunshine in privacy.

Inside, the home presents a welcoming entrance hall leading to a series of well-proportioned living spaces. The ground floor features a bright and airy lounge, a cosy snug, and a versatile dining room, with the added bonus of a conservatory/garden room that floods the area with natural light, creating a connection between indoors and outdoors. The kitchen is functional and spacious, offering ample work surface and storage space, ideal for cooking your favourite meals.





74 Catton Grove Road

Norwich

Upstairs, you'll find three inviting bedrooms, each providing a space to relax. The family bathroom and separate WC are conveniently located to serve the upstairs, with the potential for modernisation to suit your personal taste.

This home is well-suited for a growing family, with a great community of neighbours and a location that offers easy access to local amenities. There is a real opportunity here to further enhance the property, whether by updating the bathroom or adding your own touches to the overall layout. With the added bonus of a conservatory that can be used year-round, this home offers an excellent balance of comfortable living and future potential.

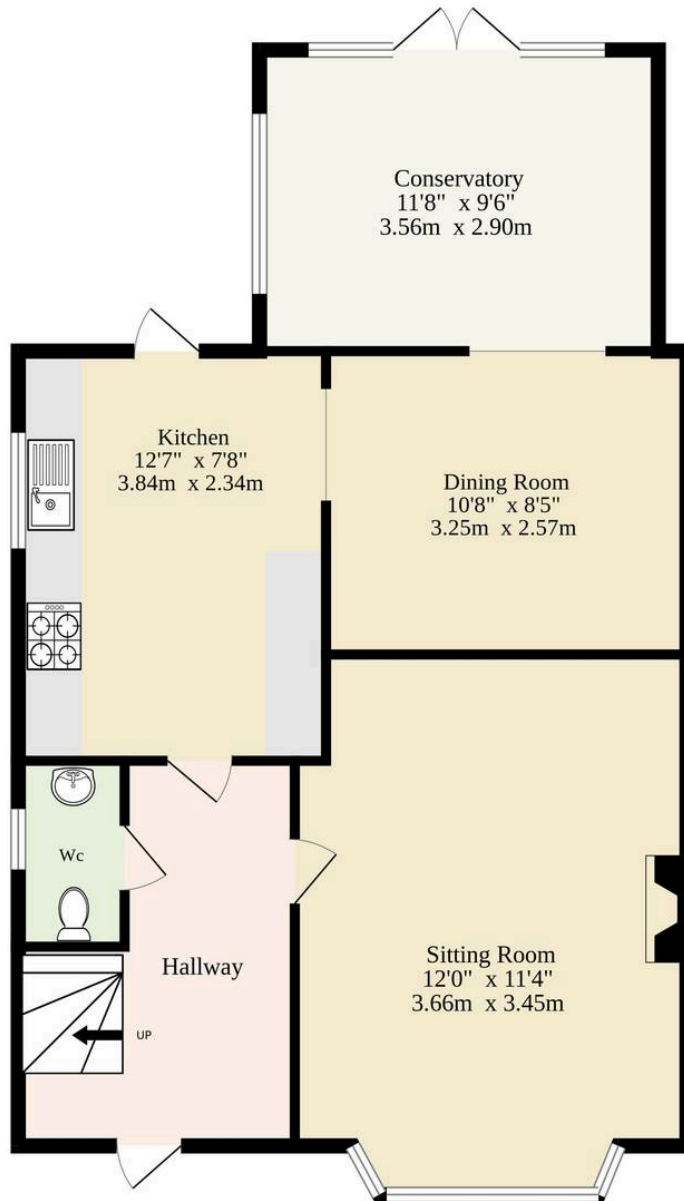
Agents Note

Sold Freehold

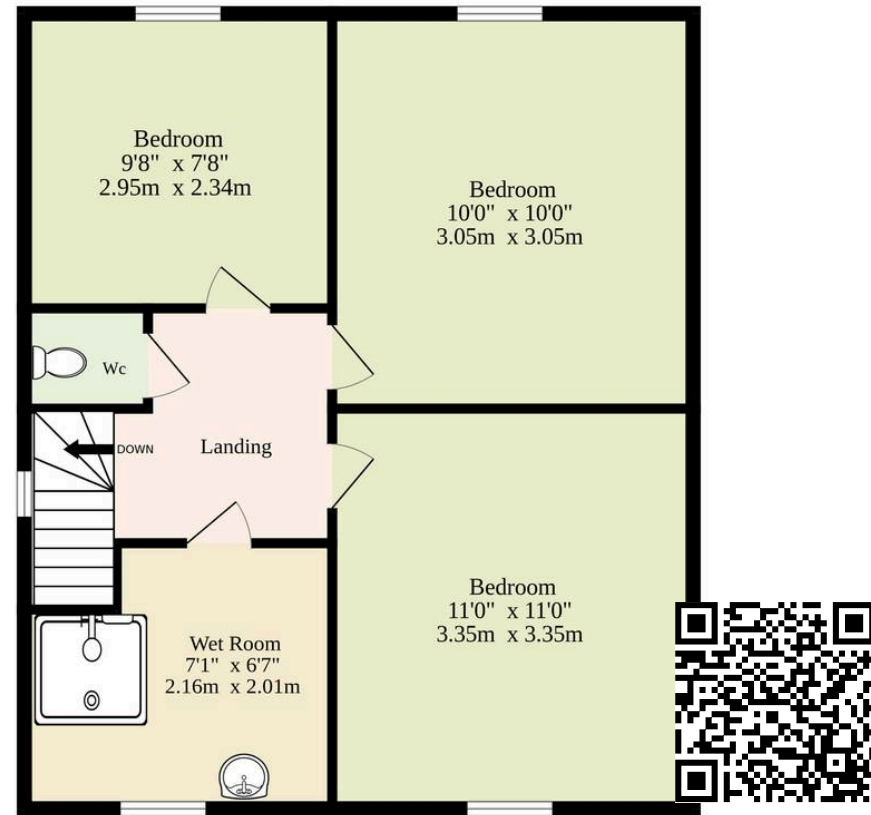
Connected to all mains services



Ground Floor
482 sq.ft. (44.8 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

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.

Made with Metropix ©2025