



The Coach House Church Street, Old Catton - NR6 7DR

£425,000 Freehold

This unique coach house, a converted structure dating back to the 1800s, offers a flexible layout and overlooks the picturesque church. The spacious entrance hall, adorned with parquet flooring, leads to a lower level featuring two generously sized bedrooms, a tastefully appointed family bathroom and an inviting open-plan kitchen/dining room and lounge. The master bedroom on the upper floor includes built-in eaves storage and dual aspect Velux windows, providing scenic views and a serene atmosphere. At the rear offers a peaceful space for outdoor entertaining, surrounded by climbing plants and paved a large driveway and double garage, this property also allows access for neighbours over the driveway to reach their own homes.

Minors & Brady
Estate Agents, Lettings and Property Management

Council Tax band: E

Tenure: Freehold

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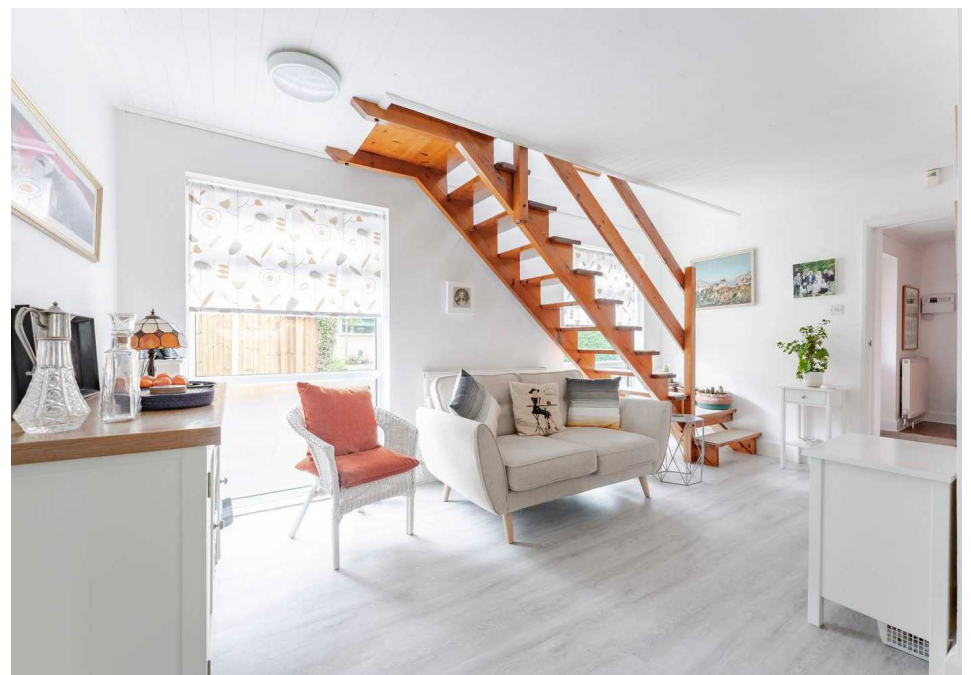


Location

This location on Church Street in the picturesque village of Old Catton, NR6, is a charming destination that seamlessly blends historical allure with modern comfort. Nestled in the heart of Norfolk, this beautiful property offers easy access to the vibrant city of Norwich, while retaining the tranquil ambience of the countryside.



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Church Street

This unique coach house, a converted structure dating back to the 1800s, offers a flexible layout that seamlessly combines historic elements with modern living. Upon entering the property, one is greeted by a spacious entrance hall laid with parquet flooring that leads to the ground floor accommodation.

The lower level comprises two generously sized bedrooms complete with fitted wardrobes, a tastefully appointed family bathroom, and a warm and inviting open-plan kitchen/dining room and lounge. The lounge, featuring a charming fireplace as its focal point, boasts a beautiful interior and benefits from French doors that open out to the private courtyard garden, flooding the space with natural light.

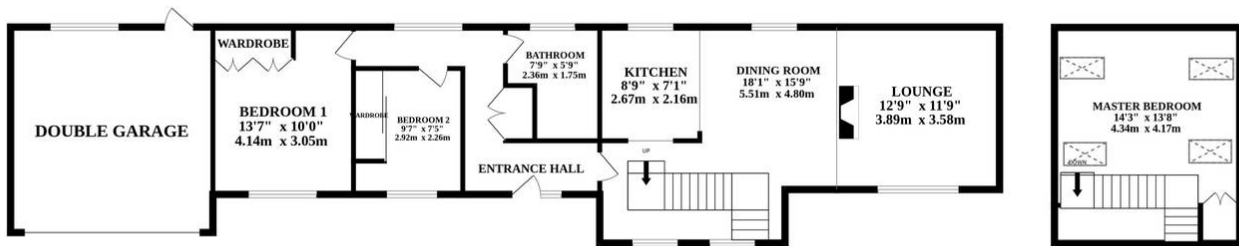
Ascending to the upper floor, the master bedroom awaits, complete with built-in eaves storage and dual aspect Velux windows that provide a serene setting and scenic views of the surrounding area. Each of the three bedrooms exudes comfort and privacy, creating an ideal space for relaxation.

To the rear of the property, a fully enclosed courtyard area awaits, providing a peaceful space for outdoor entertaining and



GROUND FLOOR

1ST FLOOR



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.
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