

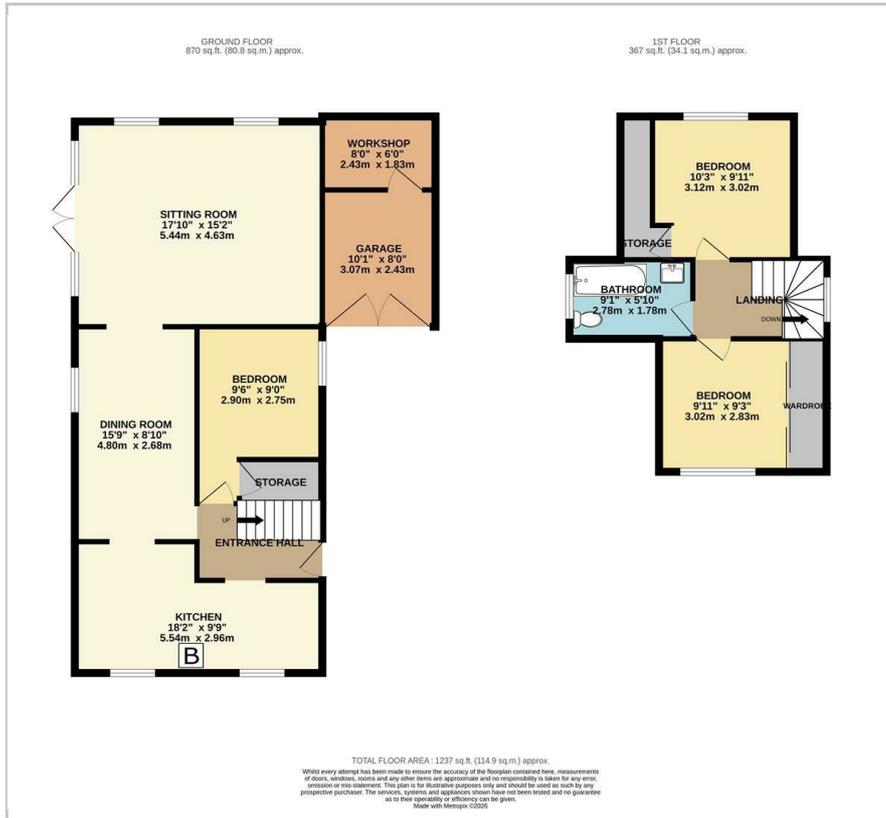
Ben Allman  
Estate & Letting Agents



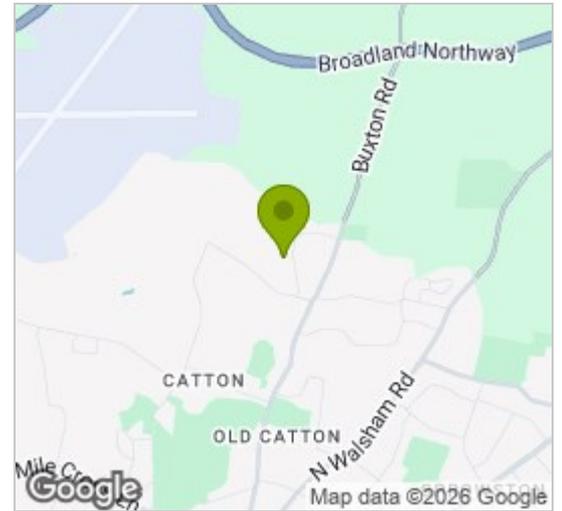
95 The Paddocks  
Old Catton, Norwich, NR6 7HE  
Guide price £350,000



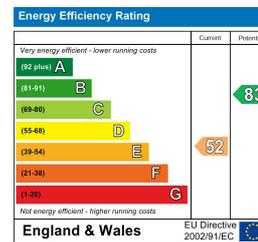
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- \*\*Guide Price £350,000 - £360,000\*\*
- Extended And Beautifully Renovated Detached Chalet
- Three Double Bedrooms (One Ground Floor Bedroom & Two First Floor Bedrooms)
- Upgraded Modern Kitchen Extending To 5.54m
- Large Dining Room
- 5.4m x 4.6m Sitting Room With Patio Doors To The Rear Garden
- Upgraded Modern First Floor Bathroom
- Garage With Newly Fitted Doors In 2025 (Currently Occupied As A Home Gym With Rear Storage/Workshop)

\*\*Guide Price £350,000 - £360,000\*\* Situated at the end of a quiet cul-de-sac, this extended and beautifully renovated detached chalet offers versatile accommodation arranged over both ground and first floors. The property is set back behind a gravel driveway providing parking for several vehicles and also benefits from a garage with new doors fitted in 2025, currently used as a home gym with a workshop and additional storage to the rear.

The entrance hall leads to a large, modern kitchen measuring approximately 5.5 metres, which is complemented by a generous dining room opening into the impressive sitting room. This bright and spacious living area was created as part of an extension completed around seven years ago and enjoys rear windows along with patio doors opening to the side, allowing for plenty of natural light and easy access to the garden. The ground floor also offers a well-proportioned double bedroom with built-in storage, providing excellent flexibility for guests or ground-floor living.

To the first floor are two further double bedrooms, both featuring large storage cupboards, along with a sleek and modern family bathroom. The property benefits from a combi boiler installed in 2024 and is fully double glazed throughout.

Occupying a generous corner plot, the home is screened to the rear by mature trees, creating a high degree of privacy. The outdoor space includes a rear lawn, side decking and gravelled areas, as well as a brick-built barbecue which can remain.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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