Ben Allman
Estate & Letting Agents

3 Ecton Walk

Old Catton, Norwich, NR6 7ES

Offers in excess of £200,000

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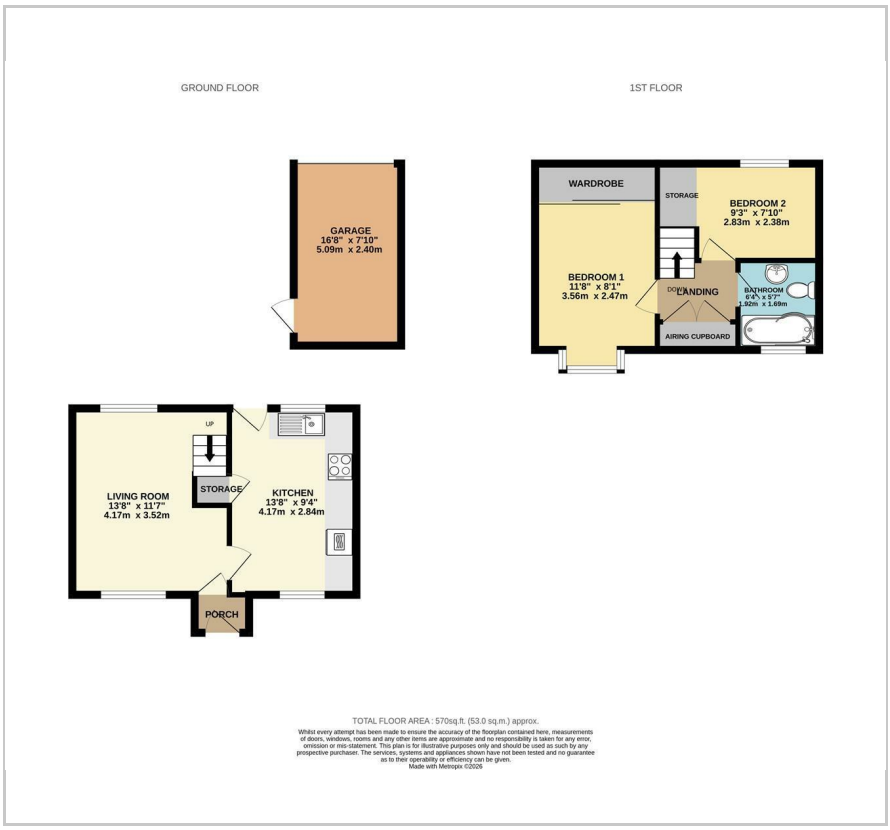
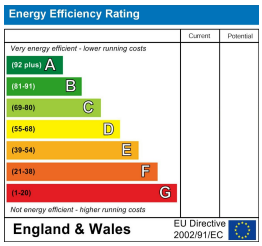
Floor Plan



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.

- Garage And Off-Road Parking
- Enclosed Rear Garden
- uPVC Double Glazed Windows
- Great Public Transport Links
- Council Tax Band B
- Modern Kitchen/Dining Room
- Gas Central Heating
- Integrated Dishwasher And Washing Machine
- Walking Distance To Catton Park And Amenities
- Garage Roof Re-Felted In 2025

Situated in the sought after suburb of Old Catton, this well presented 2-bedroom terraced house offers modern living in a quiet, residential area. Offering a garage with power to the rear, off road parking behind and a fully enclosed garden.

The property is approached via the convenience of a porch with storage cupboards for practicality. Leading into the comfortable, dual aspect living room. The ground floor further comprises of a modern, practical kitchen with integrated appliances, an understairs storage cupboard and a rear door leading to the garden.

To the first floor are two generous sized bedroom, with the principle offering built-in wardrobes to the rear. The second bedroom benefits from an over-stair cupboard for additional storage. The first floor has also benefited from a three-piece bathroom suite with a bath and mains water fed shower system over, with the addition of a large airing cupboard to the front of the property, leading off the landing.

Externally, the property continues to impress, with a footpath leading to the communal greenspace. The shingled front garden provides curb appeal with mature shrubs and a neat pathway leading to the front door. To the rear, the low maintenance enclosed garden offers a large patio space and an artificial grass area. A side access door leads from the garden into the garage with mains electricity. A rear gate adds further practicality with access to the parking space behind the garage.

This is a fantastic opportunity to purchase a move-in ready home in a desirable and quiet location, close to local amenities, schools and transport links.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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