

FREEHOLD



House - Semi-Detached (EPC Rating:)

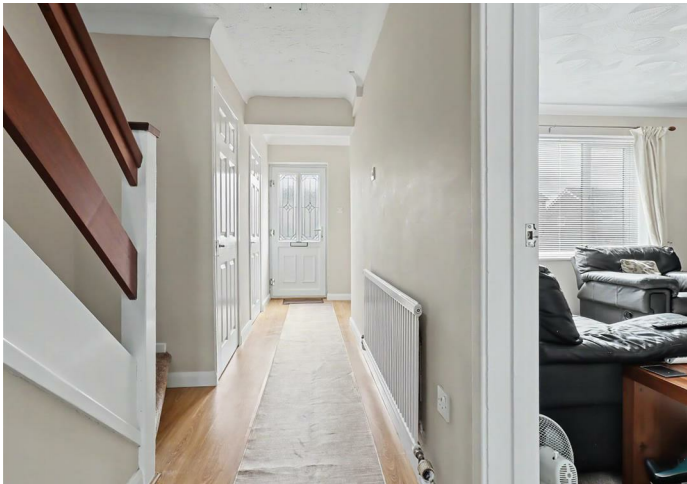
ARDNEY RISE CATTON GROVE NORWICH NR3 3QH

Offers in excess of

£290,000

FEATURES

- Detached family home
- Spacious sitting room
- Family bathroom
- Detached garage
- Enclosed rear garden
- Three generous bedrooms
- Modern kitchen
- Downstairs WC
- Driveway for multiple vehicles
- Popular Old Catton location



Ben Allman
Estate & Letting Agents

3 Bedroom House - Semi-Detached located in Norwich

Occupying a generous plot and finished to an exceptional standard throughout, this impressive detached family home offers beautifully presented accommodation extending to approximately 1,178 sq.ft., complemented by a detached garage, extensive driveway parking and an enclosed rear garden.

A spacious and welcoming entrance hall provides access to all principal ground floor rooms, together with a stylish cloakroom/WC, useful storage cupboard and staircase to the first floor. The generous sitting room is filled with natural light, offering ample space for a full range of furniture and centred around an attractive feature fireplace. Flowing seamlessly into the dining room, this superb entertaining space comfortably accommodates a large family dining table and enjoys French doors opening onto the rear garden, along with a side access door.

The dining room continues into the well-appointed kitchen, where two windows create a bright and airy feel. Fitted with an excellent range of wall and base units, generous worktops and an additional storage cupboard, the kitchen is both stylish and practical.

The spacious first-floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The primary bedroom is a generous double with ample space for wardrobes and furniture, while bedroom two is another spacious double. Bedroom three is ideal as a child's bedroom, nursery or home office. The beautifully modern finished bathroom comprises a bath with overhead shower, wash basin and WC.

Outside, the property enjoys a generous front garden, driveway parking for multiple vehicles, a detached garage and a private enclosed rear garden with a decked seating area and lawn, providing the perfect space for relaxing and entertaining.

Beautifully maintained throughout, this superb home combines generous proportions, elegant presentation and versatile accommodation, making it an outstanding choice for modern family living.

ENTRANCE HALL

Stepping through the front door, you are immediately welcomed into a spacious and beautifully presented entrance hall, setting the tone for the quality and elegance found throughout the

home. Offering access to all principal ground floor accommodation, the hall provides a wonderful sense of space and light, complemented by a useful built-in storage cupboard, a stylish ground floor cloakroom/WC and the staircase rising to the first floor.

SITTING ROOM

21'10" x 13'0"

The impressive sitting room is a wonderfully proportioned reception space, bathed in natural light from the large front-facing window. Offering ample room for an extensive range of lounge furniture, this elegant room effortlessly combines comfort and sophistication. A feature fireplace creates an attractive focal point, adding warmth and character, while the generous proportions make it equally suited to relaxed family evenings or entertaining guests. The room flows beautifully into the adjoining dining room, creating a superb open feel while still retaining clearly defined living spaces.

DINING ROOM

10'9" x 9'0"

Positioned to the rear of the property, the dining room provides an exceptional space for both formal entertaining and everyday family dining. There is generous room to accommodate a large dining table and additional furnishings, making it ideal for hosting gatherings. French doors open directly onto the rear garden, allowing natural light to flood the room while creating a seamless connection to the outdoor entertaining space during the warmer months. A convenient side door also provides additional access to the exterior, enhancing practicality.

KITCHEN

10'7" x 8'11"

Flowing naturally from the dining room, the contemporary kitchen has been thoughtfully designed with both style and functionality in mind. Two windows flood the room with natural light, creating a bright and welcoming atmosphere. Fitted with an excellent range of modern wall and base units, complemented by generous work surfaces, the kitchen provides an abundance of storage and preparation space. An additional built-in storage cupboard further enhances practicality, making this a superb workspace for everyday family life.

FIRST FLOOR LANDING

The spacious first-floor landing continues the bright and airy feel of the home, providing access

to all three bedrooms and the family bathroom. Offering an excellent sense of space, the landing enhances the property's well-balanced layout while creating a welcoming transition between the living and sleeping accommodation

PRIMARY BEDROOM

12'0" x 12'0"

The primary bedroom is an impressive and beautifully proportioned double room, offering an abundance of space for a large bed, wardrobes and additional bedroom furniture without compromise. Large windows allow natural light to pour into the room, creating a bright, peaceful and relaxing retreat. Combining generous proportions with an elegant atmosphere, this is a superb principal suite for modern family living.

BEDROOM TWO

9'0" x 10'0"

Bedroom two is another generously sized double bedroom, beautifully presented and flooded with natural light from its large window. Offering excellent space for freestanding wardrobes, drawers and additional furnishings, it provides versatile accommodation ideal for family members, guests or older children.

BEDROOM THREE

12'0" x 7'0"

The third bedroom is a well-proportioned and versatile room, perfectly suited as a child's bedroom, nursery or stylish home office. Despite being the smallest of the three bedrooms, it offers comfortable accommodation with space for essential furniture, making it an adaptable room to suit a variety of lifestyles.





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BATHROOM

The contemporary family bathroom has been beautifully finished to an excellent standard, featuring a modern white suite comprising a panelled bath with overhead shower, wash hand basin and WC. Elegant tiling enhances the luxurious feel, while two windows allow natural light to fill the room, creating a bright, fresh and inviting space.

OUTSIDE

Externally, the property continues to impress with its generous outdoor space, perfectly complementing the spacious accommodation within. To the front, a well-maintained garden enhances the home's attractive kerb appeal, while an extensive driveway provides off-road parking for multiple vehicles and leads to the detached garage, offering secure parking, excellent storage or potential workshop space. The enclosed rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a generous decked seating area ideal for al fresco dining and summer gatherings, alongside a well-kept lawn providing ample space for children to play or keen gardeners to enjoy. Offering a good degree of privacy, the garden creates a peaceful outdoor retreat and a seamless extension of the home's superb family living space.

LOCATION

Situated in the popular suburb of Old Catton, Ardney Rise enjoys a peaceful residential setting while remaining within easy reach of Norwich city centre. The property is conveniently located close to a wide range of local amenities, including supermarkets, shops, cafés and well-regarded schools, making it ideal for families. Nearby Mousehold Heath offers beautiful green space and scenic walking routes, while excellent transport links, including the Northern Distributor Road (NDR), regular bus services and Norwich Railway Station, provide easy access across the city and beyond.



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Council Tax Band

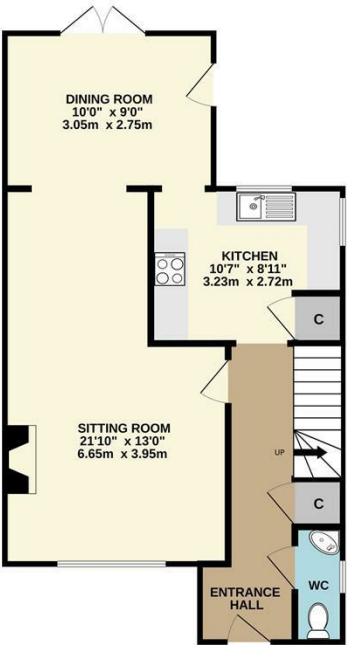
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

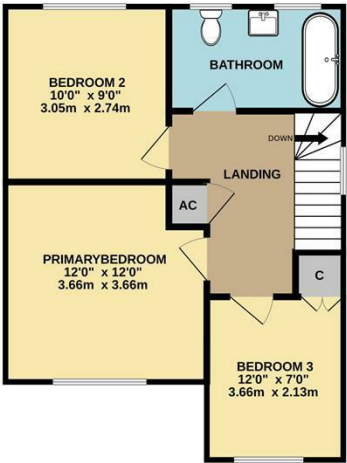
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GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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.
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