

# Norwich Office - Sales, Lettings and Auctions

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\* Your home may be repossessed if you do not keep up the repayments on your mortgage.

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**60 Lodge Farm Drive, Old Catton, Norwich, NR6 7LP**  
**Offers in Excess of £440,000**

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**Pymm&Co**  
Estate Agents, Lettings and Auctions



- Magnificent extended four bedroom detached family home
- Wonderful position opposite mature hedging and trees
- Spacious entrance hall with cloakroom
- Quality fitted kitchen with adjoining dining room
- Separate utility room
- Large double aspect lounge
- 7.08 Metre office/annex
- Principal bedroom with en-suite plus family bathroom
- Single garage and driveway
- Mature landscaped private garden



Location, location, location – this wonderful extended four bedroom detached family home is immaculately presented throughout and offers a modern, contemporary feel. The accommodation begins with a welcoming entrance hall featuring a staircase to the first floor and a convenient cloakroom. The heart of the home is the quality fitted kitchen, complemented by an adjoining dining room alongside a separate utility room with useful understairs storage. The spacious double aspect lounge provides an abundance of natural light and features patio doors opening onto the rear garden, while an adjoining annex/office offers excellent flexibility for home working or additional living space with two velux windows and patio doors to garden. Upstairs, the first floor landing leads to four well proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite. The property further benefits from double glazing, gas central heating throughout, a new boiler fitted approx two years ago and new fibre wifi connection added in 2025 . Outside, there is a driveway providing off road parking for two vehicles, in addition to a single garage with power and lighting connected. The private South facing rear garden is beautifully established and landscaped and is not overlooked, featuring a decked area leading onto a lawn, as well as a secluded patio tucked away in the far left hand corner, perfect for relaxing or entertaining, plus there is a shed for storage. The true highlight of this home is its exceptional front outlook over mature hedging and trees, creating a peaceful, countryside feel that perfectly completes this impressive property.



## Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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**Location**

Probably the best position on this highly sought after development in the North Norwich suburb of Old Catton. This desirable setting offers easy access to a wide range of local amenities, including schooling for all ages, doctors, a veterinary practice, a village shop, Morrisons supermarket and a traditional pub. The area also provides excellent transport connections, with convenient access to Norwich Airport, the Northern Distributor Road, and regular public transport links in and out of the City centre. The property itself sits in a delightful and peaceful spot opposite mature hedging and trees on the edge of the estate perfectly suited for those seeking a quiet setting while remaining close to everything Old Catton has to offer.



GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspectors. Made with Metropix ©2026



