



£255,000
Asking Price

2 Bedrooms
1 Reception Rooms
1 Bathrooms

Norman Drive, Old Catton, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Positioned on the corner in old Catton within walking distance of local amenities and facilities this semi detached bungalow originally offering three bedrooms has had two rooms knocked together to create the master suite. With recently installed boiler and UPVC double glazing and a kitchen with granite worktops in an oak shaker style, we urge an early viewing to avoid disappointment



ENTRANCE HALL

with ample space for coats and shoes.

INNER HALL

With window to the rear and doors to:-

KITCHEN

A selection of oak shaker units with luxurious gold and black granite work surfaces. There are a variety of base drawer or wall mounted cupboards with space for tumble dryer and dishwasher and plumbing floor automatic washing machine. There is an electric hob and dual electric oven. Also space for fridge freezer adjacent to the breakfast area with ample room for a breakfast table. The kitchen enjoying views overlooking the rear gardens through the French doors and side window.



LOUNGE

A well proportioned room with french doors giving access to the rear gardens with quality LVT Flooring.



CENTRAL HALL

With airing cupboard containing the Baxi boiler for central heating and having plenty of storage.

MAIN BEDROOM

Originally two rooms knocked into one, this substantial bedroom offers two aspects to the front as well as a large walk in wardrobe cupboard.



BATHROOM

Suite comprising panel bath, WC, wash basin with complimenting ceramic tiled splashbacks and surrounds with electric shower unit.

BEDROOM

A good size double with view to the side with dual entrance doors.

OUTSIDE

Boasting the corner plot the front and side of the property are of a low maintenance nature with shrubbery and plantings. There is a rear personnel gate as well as a separate private driveway leading to a single garage. The rear gardens of a low maintenance nature laid to patio with flowers and borders all enclosed by brick walls.

EPC Rating:

D

Council Tax:

Band B

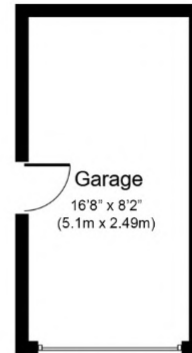
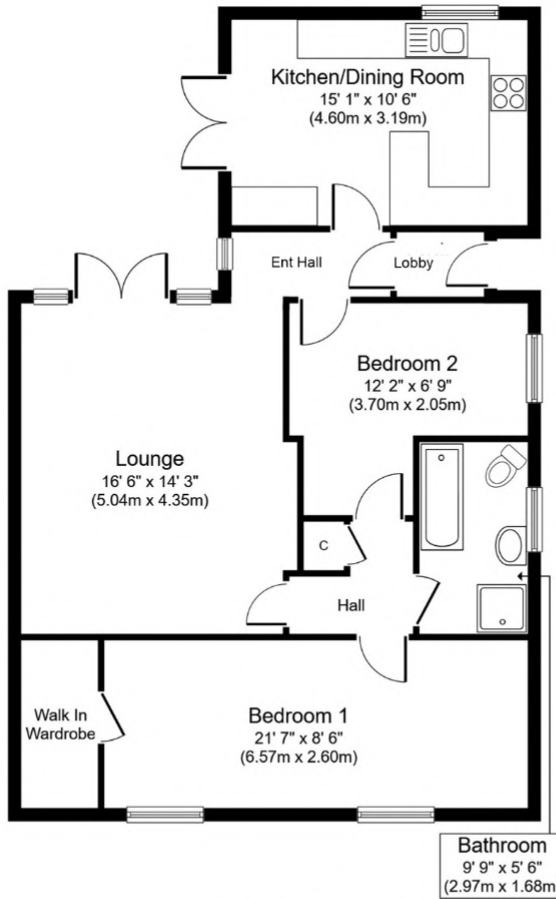
Local Authority:

Broadland District Council

Tenure:

Freehold





Not shown in actual position or orientation

Approximate Floor Area
871 sq. ft.
(80.9 sq. m.)

Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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