



£225,000
Asking Price

2 Bedrooms
1 Reception Rooms
1 Bathrooms

Norman Drive, Norwich, Norfolk



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

This semi-detached two bedroom bungalow is located in the very popular Old Catton within walking distance of local amenities and facilities. The property benefits from gas fired central heating and UPVC double glazing, it also has a garage, driveway and gardens as well as a front porch extension. The property does require some updating and this is reflected in the price.



ENTRANCE PORCH

With ample space for coats and shoes and potentially even a dresser or desk with a view to the front.

HALLWAY

With doors to all principal rooms as well as 3 storage cupboards, one of which having the combination boiler for central heating.

BEDROOM

A good size double bedroom with view to the front with ample space for bedroom furniture.



BEDROOM

A double bedroom with view to the front.

BATHROOM

Suite comprising panel bath, WC and wash basin with ceramic splashbacks and surrounds.



LOUNGE/DINING ROOM

A bright room with ample space for sitting room furniture, enjoying views through the sliding patio doors overlooking the rear gardens. There is space for a four seater dining table.



KITCHEN

A selection of farmhouse style units with recess for electric cooker and plumbing for automatic washing machine, plus spaces for further white goods the kitchen having views overlooking the gardens and having splashbacks and surrounds as well as ceramic flooring.

OUTSIDE

To the front of the property is a driveway with parking for two vehicles leading to a single garage with up and over door. There is a low maintenance shingled area to the front with flower border. The rear gardens comprising mainly of lawns enclosed by timber fencing and with mature shrubs and perennials there is a patio adjacent to the lounge.

EPC Rating:

C

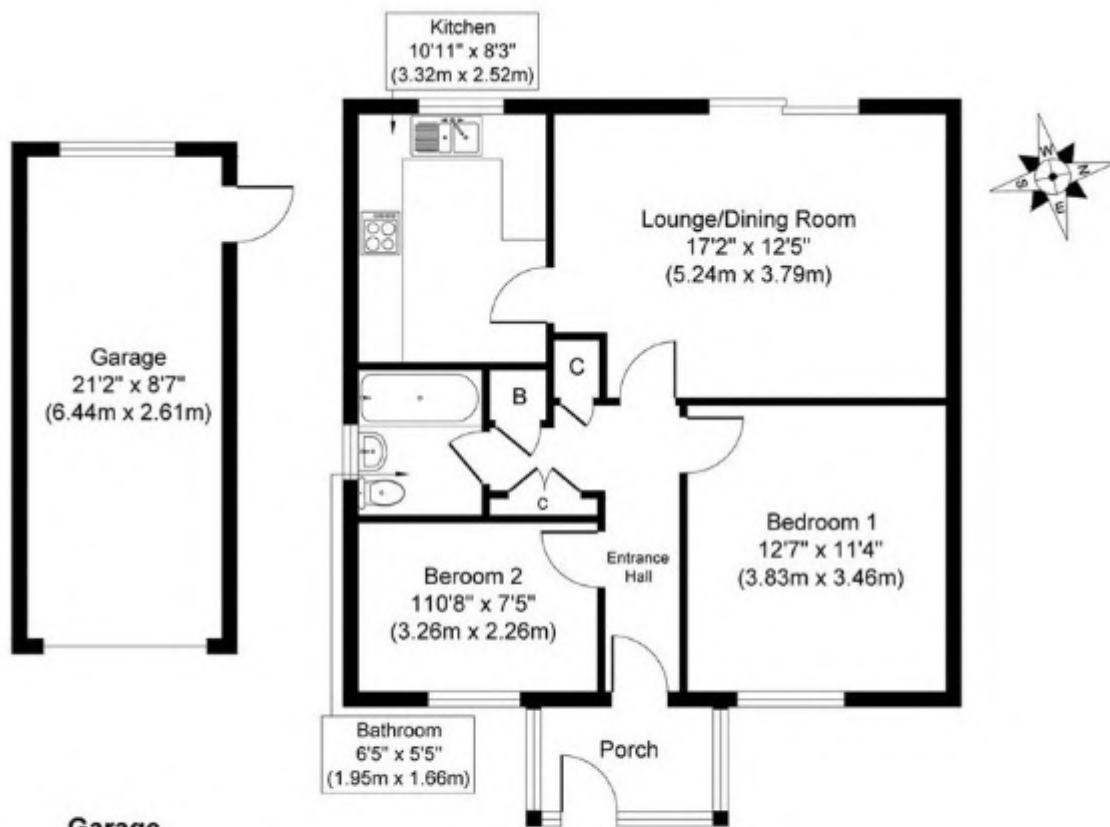
Council Tax:

Band B

Tenure:

Freehold





Garage
Approximate Floor Area
181 sq. ft
(16.80 sq. m)

Approximate Floor Area
693 sq. ft
(64.35 sq. m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(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.

