



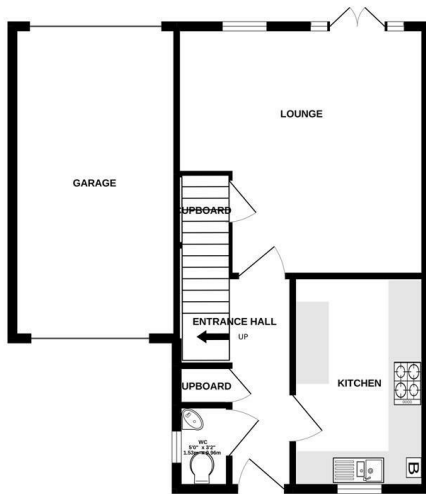
4 Heyford Road | Old Catton | Norwich | NR6 6GB

Guide Price £320,000

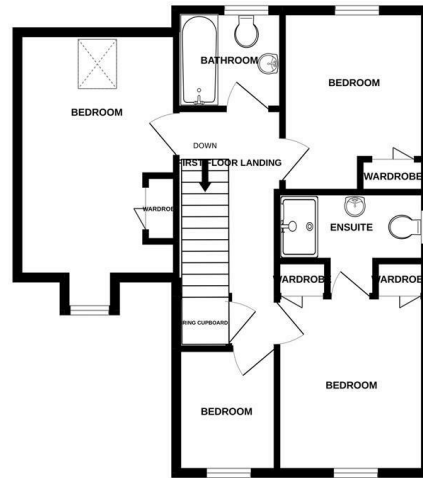
SPACIOUS FOUR BEDROOM FAMILY HOME** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, LINK DETACHED house located on a modern estate in the sought after suburb of Old Catton. Accommodation comprises ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, LOUNGE/DINER and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a BATHROOM off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY to the front providing off road parking leading to an INTEGRAL GARAGE and to the rear there is a WELL MAINTAINED GARDEN with decking and a Pergola. The house benefits from DOUBLE GLAZING, GAS HEATING and is in GREAT CONDITION throughout. The property would make an excellent family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2022

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen/breakfast room, WC, storage cupboard and stairs to first floor.

Lounge/Diner 14'11" x 14'11"

French doors, double glazed window, two radiators, storage cupboard.

Kitchen/Breakfast Room 12'9" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob, fitted oven, space for fridge and dishwasher, double glazed window, radiator.

WC

Low level WC, hand wash basin, frosted double glazed window, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 10'9" x 8'9"

Double glazed window, radiator, built in wardrobes.

En-Suite 8'10" x 6'1"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 16'11" x 9'7"

Velux window, double glazed window, radiator, built in wardrobe.

Bedroom Three 10'9" x 8'3"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 7'8" x 5'11"

Double glazed window, radiator.

Bathroom 6'5" x 5'11"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking leading to an integral garage (18'6 x 9'8) with power, lighting and electric roller door.

Outside Rear

Lawned garden with mature plants and shrubs, decking area a Pergola, enclosed by timber fencing.

Local Authority


Norwich City Council, Tax Band D

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

Local Authority

Norwich City Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
01603764444