



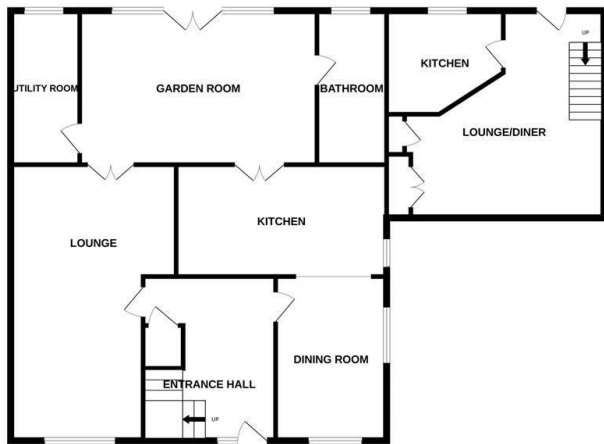
17 Fifers Lane | | Norwich | NR6 7AE

Offers In Excess Of £435,000

SELF CONTAINED ANNEXE FOR FAMILY LIVING OR INCOME POTENTIAL**
Gilson Bailey are delighted to offer this LARGE, EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, dining room, kitchen, garden room, bathroom and utility room to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. The annexe has its own lounge/diner and kitchen to the ground floor and a bedroom and bathroom to the first floor. Outside there is a sweeping driveway providing ample off road parking and to the rear there is a large, well maintained rear garden ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect 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.
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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, dining room and stairs to first floor.

Lounge 23'5" x 14'0"

Double glazed window, two radiators.

Dining Room 13'10" x 9'4"

Two double glazed windows, radiator.

Kitchen 17'10" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, Range cooker.

Garden Room 20'6" x 12'11"

Patio doors, double glazed windows, heaters.

Bathroom

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

Utility Room

Space for washing machine and fridge/freezer, double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'10" x 13'10"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 12'4" x 10'4"

Double glazed window, radiator.

Bedroom Three 12'4" x 7'4"

Double glazed window, radiator.

Bathroom

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

Annexe Lounge/Diner 17'10" x 16'0"

Double glazed window, radiator

Annexe Kitchen 9'10" x 9'1"

Double glazed window to the front, fitted with a range of base and wall units, work surfaces, sink unit with mixer tap over, tiled splash backs, space and plumbing for a washing machine, space for a fridge/freezer, space for a cooker with extractor fan over.

Annexe Bedroom 17'8" x 15'5"

Two double glazed windows, radiator.

Annexe Shower Room

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Large shingled driveway providing ample off road parking and a large, lawned rear garden with a patio seating area, mature plants and shrubs, brick built storage shed.

Local Authority


Broadland District Council, Tax Band D.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(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	

Local Authority

Broadland District 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.

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