



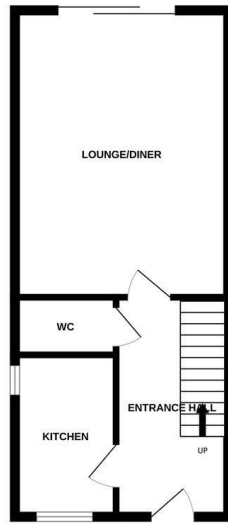
1e Catton View Court | | Norwich | NR3 3TF

Offers In Excess Of £250,000

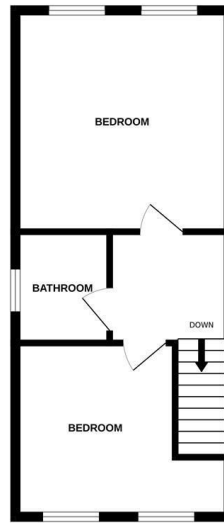
****NEWLY BUILT MODERN DETACHED HOUSE IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, DETACHED HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, kitchen, open plan lounge/diner and WC to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a FRONT DRIVEWAY providing off road parking, shingled garden to the side and an enclosed rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The location, position and appearance shown here are not intended and no guarantee as to their accuracy or effect can be given. Made with Metropack CAD.

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 16'9" x 12'5"

Sliding patio doors, radiator.

Kitchen 9'6" x 5'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven with extractor over, space for washing machine and fridge/freezer, double glazed window.

WC

Low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'0" x 12'6"

Two double glazed windows, two radiators.

Bedroom Two 12'6" x 10'8"

Two double glazed windows, radiator.

Bathroom 6'5" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Enclosed garden with patio area and pathway to a shingled side garden with timber shed and side gate access.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Freehold


Utilities

Ultrafast full fibre broadband available.
Mains water and electric.

Agents Note

Please note this property is being offered for sale by a family member of an employee of Gilson Bailey and Partners and as such you may wish to take independent professional advice before proceeding to purchase.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(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

Norwich City Council, Tax Band C

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