

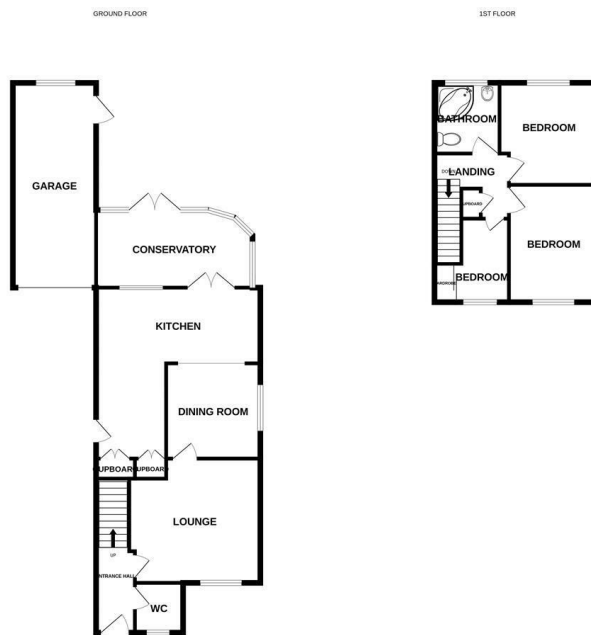


**135 West Acre Drive | | Norwich | NR6 7HX**

**Guide Price £300,000**

**\*\*GUIDE PRICE £300,000 TO £325,000\*\*EXTENDED DETACHED HOUSE WITH FIELD VIEWS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, EXTENDED, DETACHED HOUSE situated in a quiet location in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a LARGE DRIVEWAY providing off road parking leading to a SINGLE GARAGE and an enclosed rear garden with LOVELY FIELD VIEWS. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes an excellent family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of sites, buildings, roads and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any subsequent purchase. The actual, various and significant items have not been noted and no guarantee is to be given. Made with Metaphor 10/2011

## 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, WC and stairs to first floor.

### Lounge 13'10" x 13'6"

Double glazed window, radiator.

### Dining Room 9'9" x 9'6"

Double glazed window, radiator.

### Kitchen 16'7" x 15'7"

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

### Conservatory 14'8" x 8'3"

Patio doors, double glazed windows.

### WC

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'3" x 8'3"

Double glazed window, radiator.

### Bedroom Two 11'1" x 9'1"

Double glazed window, radiator.

### Bedroom Three 9'3" x 8'5"

Double glazed window, radiator, built in wardrobe.

### Bathroom 7'10" x 7'6"

Panlled corner bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Shingled driveway providing ample off road parking.

### Outside Rear

Single garage, lawned garden, mature plants and shrubs, timber decking seating area, field views, enclosed by fencing.

### Local Authority


Broadland District Council, Tax Band C.

### Tenure

Freehold




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band C

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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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