



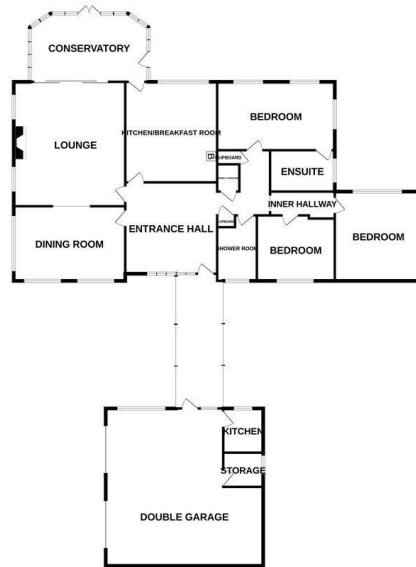
Brook House, 2 Parkside Drive | | Norwich | NR6 7DP

Guide Price £625,000

****GUIDE PRICE £625,000 - £650,000**** LARGE DETACHED BUNGALOW ON A GENEROUS PLOT IN A RARELY AVAILABLE LOCATION** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated on a highly requested road in the sought after suburb of Old Catton. Accommodation comprising large entrance/sitting room, lounge, dining room, modern fitted kitchen, conservatory, shower room and THREE DOUBLE BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a sweeping brick weave driveway providing AMPLE OFF ROAD PARKING leading to a DOUBLE GARAGE with power and lighting. To the rear and side there are beautiful and well maintained gardens providing privacy and lovely views towards the church. The bungalow benefits from double glazing, gas heating, NO ONWARD CHAIN and has great potential to extend further subject to planning. Be quick to book a viewing to appreciate the size, location and potential on offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors 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 services, systems and appliances shown here are not guaranteed and no guarantee is to be taken for any of these. Made with floorplan 12/24

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/Sitting Room 14'9" x 14'7"

Doors to lounge, kitchen, dining room and access to hallway.

Lounge 20'0" x 17'10"

Two double glazed windows, two radiator, sliding patio doors, open access to:

Dining Room 17'10" x 11'11"

Three double glazed windows, radiator.

Kitchen 16'1" x 14'3"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, integrated fridge/freezer, space for washing machine, double glazed window, radiator, door to:

Conservatory 20'0" x 12'1"

Double glazed construction with electric heaters and doors to garden.

Shower Room 10'4" x 6'3"

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

Bedroom One 18'9" x 10'10"

Three double glazed windows, two radiators, built in wardrobes.

En-Suite 10'4" x 6'5"

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

Bedroom Two 14'0" x 13'3"

Double glazed window, radiator.

Bedroom Three 11'10" x 10'5"

Double glazed window, radiator, built in wardrobe.

Outside Front

Large brick weave driveway providing ample off road parking, mature plant and shrubs borders, gates leading to property.

Double Garage 25'3" x 24'10"

With power, lighting, storage area and potential kitchen/utility room.

Outside Rear

Extensive lawned gardens, patio seating area, mature plants, shrubs and trees, shingled area, enclosed by brick walling.

Local Authority

Broadland District Council, Tax Band F.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

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

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.