



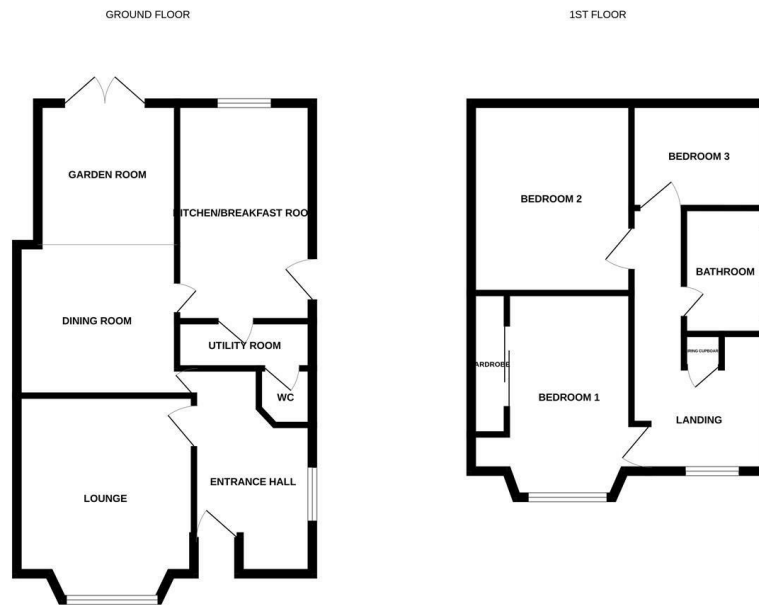
**4 English Road | Old Catton | Norwich | NR6 7RL**

**Guide Price £400,000**

**\*\*CUL-DE-SAC LOCATION\*\*** Gilson Bailey are delighted to offer this three-bedroom, extended, semi-detached family home which is well-presented throughout and situated in the highly popular suburb of OLD CATTON. The property benefits from UPVC double glazed windows, gas central heating and is close to local amenities, schools, public transport, the city centre, Norwich airport and the NDR.

Accommodation comprises of entrance hall, living room, dining room, open plan garden room, kitchen/breakfast room, utility room and WC on the ground floor. First floor landing, three bedrooms and bathroom. There is an enclosed mature rear garden, driveway with off road parking and garage. This property would make an ideal family home so call today to arrange your viewing .





While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floors, 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 checked 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

Door to

### Entrance Hall

Stairs to first floor, doors to lounge and dining room.

### Lounge 12'10" x 10'10"

UPVC window, radiator

### Dining Room 9'11" x 11'11"

Radiator, pine floor, door to kitchen/diner, open plan to garden room

### Garden Room 8'7" x 8'10"

UPVC patio doors to rear, radiator.

### Kitchen/Breakfast Room

UPVC window, wall and base units, space for washing machine, cooker, dishwasher, fridge freezer, door to

### Utility Room

UPVC window, door to

### WC

Low Level WC

### First Floor Landing

Doors to bedrooms one, two, three and bathroom.

### Bedroom One 12'10" x 11'9"

UPVC window, radiator, built in wardrobe

### Bedroom Two 12'0" x 9'11"

UPVC window, radiator.

### Bedroom Three 6'3" x 8'9"

UPVC window, radiator.

### Bathroom

Corner bath with mixer shower over, low level WC, hand wash basin and heated towel rail.

### Outside

Driveway with parking, garage, shrubs and plants. Mature enclosed rear garden.

### Local Authority

Broadland District Council - Tax Band C

### Tenure

Freehold


### Utilities

Water: Mains

Sewerage: Mains

Heating: Gas


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

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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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