



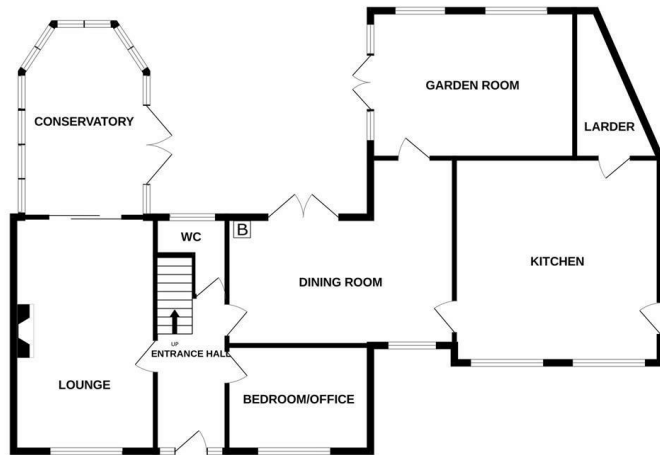
103 Lodge Lane | | Norwich | NR6 7HQ

Offers In Excess Of £625,000

****STUNNING EXTENDED FAMILY HOME WITH A DOUBLE GARAGE AND PRIVATE REAR GARDEN**** Gilson Bailey are delighted to offer this **STUNNING, EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME** situated in a highly sought after position in the lovely suburb of Old Catton. Accommodation comprising entrance hall, lounge, dining room, large modern fitted kitchen with a pantry, bedroom/office, garden room, conservatory and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing with bedroom one having an en-suite shower room. Outside to the front there is a **LARGE DRIVEWAY** providing ample off road parking and a **DOUBLE GARAGE** with power and lighting. To the rear there is a private courtyard garden to the side and a **BEAUTIFULLY PRESENTED GARDEN** with a patio seating area ideal for entertaining or alfresco dining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the ideal family home so be quick to book a viewing to appreciate the size, quality and location on offer.



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 International Airport, Catton Park, 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, bedroom/office, WC and stairs to first floor.

Lounge 18'8" x 11'3"

Double glazed window, sliding patio doors, radiator, fireplace.

Dining Room 18'7" x 14'7"

Double glazed window, patio doors, two radiators.

Kitchen 16'4" x 16'3"

Fitted wall and base units with worktops over, central island, sink and drainer, space for Range cooker, integrated fridge, freezer, dishwasher and washing machine, two double glazed windows, radiator, door to large pantry.

Bedroom/Office 11'5" x 8'2"

Double glazed window, radiator.

Garden Room 16'3" x 11'8"

Two double glazed windows, patio doors, two radiators.

Conservatory 16'0" x 11'0"

PVC and double glazed construction with door to garden and radiator.

WC 5'11" x 5'8"

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and two cupboards.

Bedroom One 18'8" x 11'9"

Two double glazed windows, two radiators, eaves storage.

En-Suite 6'1" x 5'1"

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

Bedroom Two 11'5" x 9'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 10'2" x 8'6"

Double glazed window, radiator, built in wardrobes.

Bathroom 6'3" x 6'1"

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

Outside Front

Lawned garden, mature plants and shrubs, large brick weave driveway providing off road parking, enclosed by walling and fencing with entrance gates.

Double Garage 19'1" x 17'0"

With power and lighting.

Outside Rear

Raised patio seating area with steps down to lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

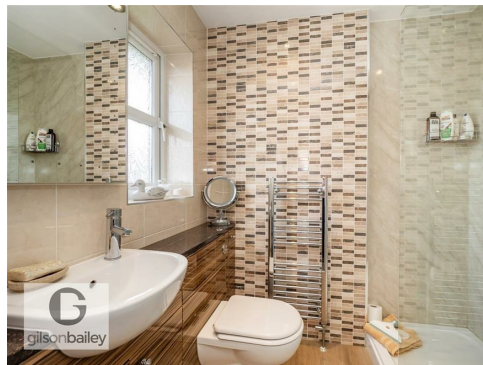
Broadland District Council, Tax Band E.

Tenure


Freehold

Utilities

Ultrafast full 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		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.