

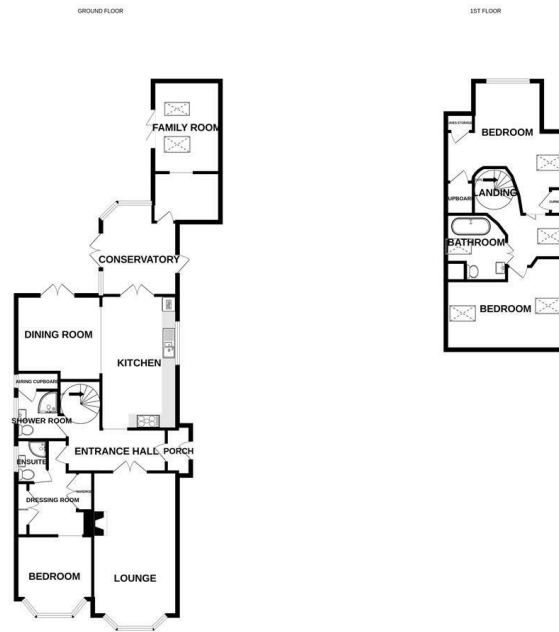


34 Burma Road | | Norwich | NR6 7AA

£400,000

****EXTENDED DETACHED CHALET BUNGALOW MAKING THE IDEAL FAMILY HOME**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED CHALET BUNGALOW situated on a good sized plot in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen, dining room, conservatory, family room, shower room and bedroom with dressing room and en-suite shower room to the ground floor. On the first floor there are two more bedrooms and a bathroom off landing. Outside, the property is set back from the main road with a large front garden providing ample off road parking, an enclosed, private rear garden with a Mediterranean-style terrace and artificial grass. The bungalow benefits from solar panels, double glazing, gas heating, zoned underfloor heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing to appreciate the size and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, bedrooms, rooms and any other fixed and separate will be responsibility to those for any work done on the premises. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures 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

Front door to entrance porch with door to:

Entrance Hall

Open access to lounge, kitchen, doors to shower room, dressing room and stairs to first floor.

Lounge 19'2" x 11'1"

Double glazed windows to front and side aspects, TV point, open fireplace, underfloor heating.

Kitchen/Dining Room 17'1" narrowing to 9'10" x 21'11"

Double glazed window to side aspect, doors to rear garden, quality fitted wall and base units with worktops over, Range cooker and extractor hood over, single sink and drainer, tiled splashbacks, integrated fridge/freezer, dishwasher, space for washing machine, radiator. Door to:

Conservatory 12'3" x 10'5"

Double glazed throughout with glass roof and French doors to side aspect, power points.

Family Room 15'6" x 8'7"

Bi-fold doors to garden, power and lighting, TV point, two double glazed Velux windows.

Library/Gym Area 8'6" x 8'3"

Door giving access to Conservatory.

Shower Room

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

Bedroom One 10'2" into bay x 9'9"

Double glazed window to front aspect, TV point.

Dressing Room 8'11" x 6'0"

Two built-in wardrobes, door to shower room.

En-Suite

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom Two 16'7" maximum x 9'0"

Double glazed window to rear and side aspect, eaves storage, TV point.

Bedroom Three 11'1" x 9'4"

Two Velux double glazed windows to side aspect, TV point.

Bathroom

Double glazed Velux window to side aspect, low level wc, wash basin and roll-top bath, tiled splashbacks, eaves storage.

Outside Front

The garden is landscaped with a circular-style lawn bordered by flowers, plants and shrubs, gravelled driveway providing ample off-road parking.

Outside Rear

There is a landscaped rear garden with artificial lawn, bordered by mature plants and shrubs, Mediterranean-style raised terrace with covered seating area, ideal for al-fresco entertaining.

Local Authority

Broadland District Council, Tax Band D.


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	85	88
(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 D

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.

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