



Louis Close | | Norwich | NR6 7BG

£475,000

****DETACHED HOUSE IN A RARELY AVAILABLE LOCATION ON A GLORIOUS PLOT**** Gilson Bailey are delighted to offer this **THREE BEDROOM, DETACHED HOUSE** situated on a sought after road in the popular suburb of Old Catton. Accommodation comprising entrance porch, hallway, lounge, dining room, kitchen and conservatory to the ground floor. On the first floor there are **THREE DOUBLE BEDROOMS** and a bathroom off landing. Outside there is a lawned garden and a shingled driveway providing **AMPLE OFF ROAD PARKING** leading to a **DOUBLE GARAGE** with power and lighting. To the rear there is an **EXTENSIVE, MATURE GARDEN** with a nature area and the potential to grow your own vegetables. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would make the perfect family home so be quick to book a viewing to appreciate the size, potential and location on offer.





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 North Norfolk, The Broads, Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Hallway

Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge

15'1" x 11'11"

Double glazed window, fireplace, patio doors to conservatory.

Dining Room

12'0" x 11'5"

Double glazed bay window, radiator, fireplace.

Kitchen

11'11" x 8'5"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, door to rear.

Conservatory

14'2" x 9'9"

Double glazed construction with doors to garden.



First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One

12'0" x 11'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Two

10'5" x 9'3"

Double glazed window, built in wardrobes.

Bedroom Three

11'7" x 8'4"

Double glazed window.

Bathroom

9'5" x 8'1"

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

Outside Front

Lawned garden enclosed by hedging, large shingled driveway providing ample off road parking.

Double Garage

24' x 17'

With power and lighting.

Outside Rear

Mainly laid to lawn, mature plants, shrubs and fruit trees, nature area, vegetable patch, two greenhouses, enclosed by hedging.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

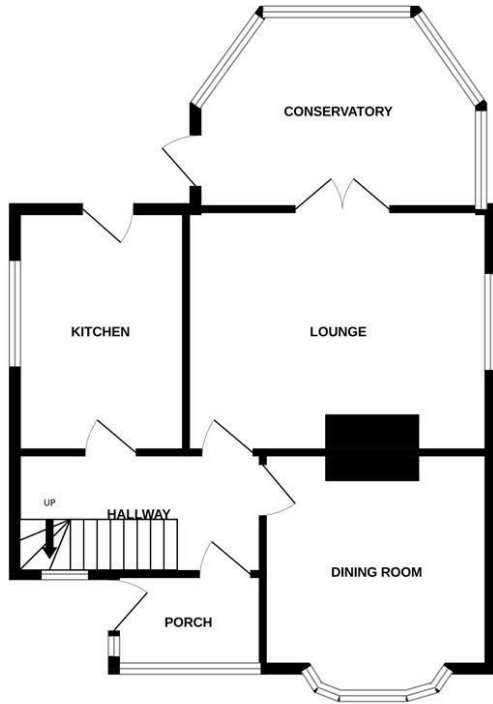
Utilities

Superfast broadband available.

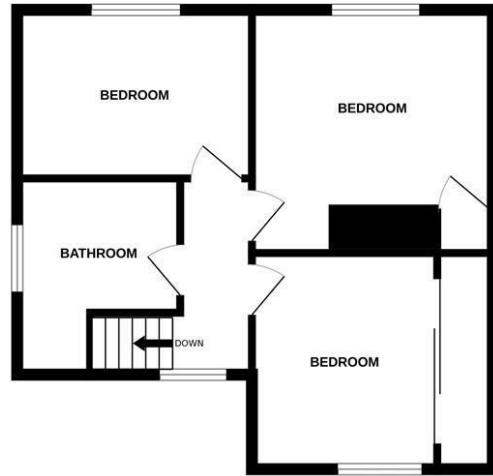
Mains gas, water and electric.



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.