

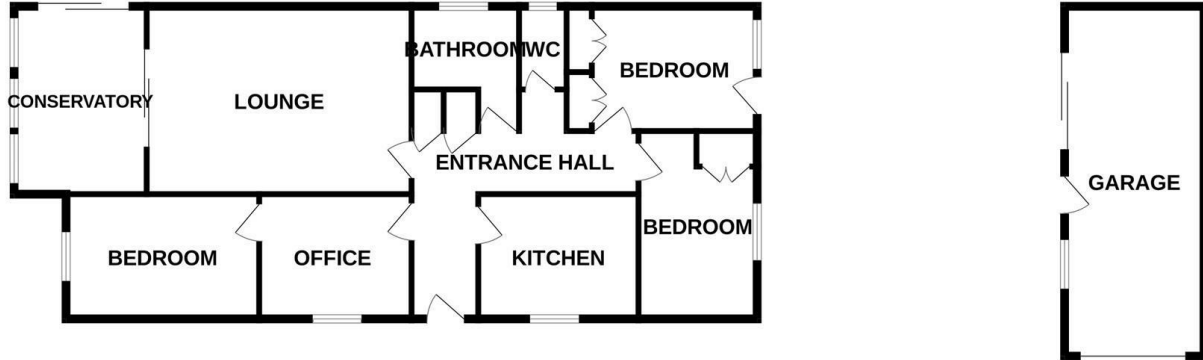


98 Proctor Road | | Norwich | NR6 7PH

Guide Price £300,000

****GUIDE PRICE £300,000 - £325,000 LARGE DETACHED BUNGALOW SITUATED ON A SPACIOUS CORNER PLOT**** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen, conservatory, office, bathroom, WC and THREE BEDROOMS. Outside there are lawned gardens to the front and side and a paved garden to the rear with access to a DETACHED GARAGE with a driveway in front providing OFF ROAD PARKING. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND 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 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, kitchen, office, two bedrooms, bathroom and WC.

Lounge 17'10" x 12'7"

Sliding patio doors, radiator.

Kitchen 10'9" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine, dishwasher and fridge/freezer, double glazed window.

Bedroom One 12'11" x 8'4"

Double glazed window, radiator, shower cubicle, hand wash basin, built in wardrobes.

Bedroom Two 11'0" x 8'11"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 12'8" x 7'11"

Double glazed window, radiator, built in wardrobes.

Conservatory 12'7" x 8'11"

Double glazed windows, sliding patio doors, radiator.

Office 12'7" x 8'11"

Double glazed window, radiator.

Bathroom 8'5" x 7'3"

Panelled bath, hand wash basin, bidet, radiator, frosted double glazed window.

WC

Low level WC, hand wash basin, double glazed window.

Outside

Lawned gardens to the front and side and paved garden to the rear all enclosed by fencing, hedging and brick walling. Driveway providing off road parking leading to:

Garage 26' x 8'7"

With power, lighting and electric up and over door.

Local Authority

Broadland District Council, Tax Band C.


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 | | 85 |
| (69-80) C | 69 | |
| (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 C

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.