

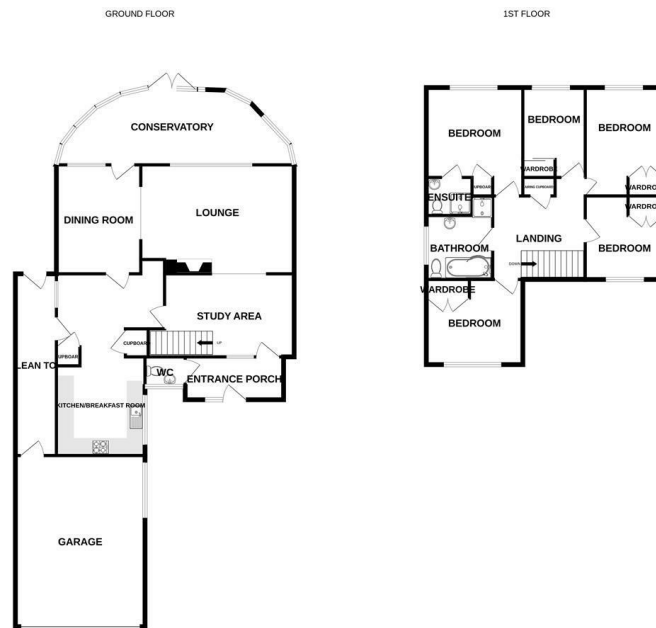


219b St. Faiths Road | | Norwich | NR6 7AQ

Guide Price £480,000

****GUIDE PRICE £480,000 - £500,000 ** SPACIOUS FAMILY HOME SET BACK ON A LARGE PLOT IN OLD CATTON**** Gilson Bailey are delighted to offer this LARGE, EXTENDED, FIVE BEDROOM, DETACHED HOUSE situated on a requested road in the highly sought after suburb of Old Catton. Accommodation comprising entrance porch, WC, study area, lounge, dining room, kitchen/breakfast room, conservatory and lean to to the ground floor. On the first floor there are FIVE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a 70FT DRIVEWAY to the front providing AMPLE OFF ROAD PARKING leading to a DOUBLE GARAGE. To the rear there is a LARGE, WEST FACING GARDEN ideal for entertaining and alfresco dining. The house benefits from double glazing, gas heating and makes the perfect family home so be quick to book a viewing to appreciate the size and location on offer.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 here are not being sold and no guarantee as to their operation or efficiency can be given. Made with Metron 12/2014

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

Door to study area and WC.

Study Area 16'2" x 10'1"

Under stairs storage, radiator.

Lounge 19'0" x 13'5"

Two radiators, double glazed window, wood burner.

Dining Room 13'5" x 10'6"

Door to conservatory.

Kitchen/Breakfast Room 22'5" x 13'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two pantries, double glazed window, radiator.

Conservatory 29'5" x 9'10"

Double glazed construction, doors to garden, radiator.

Lean To 24'4" x 5'1"

Doors to garden and garage.

WC

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

First Floor Landing

Spacious landing with space for second study area and doors to five bedrooms and bathroom.

Bedroom One 13'6" x 11'9"

Double glazed window, radiator, built in wardrobe.

En-Suite 5'5" x 4'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 13'5" x 9'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'6" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 10'1" x 9'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Five 9'11" x 8'1"

Double glazed window, radiator, built in wardrobe.

Bathroom 10'1" x 8'4"

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

Outside Front

Large brick weave driveway providing ample off road parking for multiple vehicles.

Double Garage 21'1" x 15'5"

With power and lighting.

Outside Rear

Large lawned garden, patio seating area, mature plants, shrubs and trees, enclosed by timber fencing.

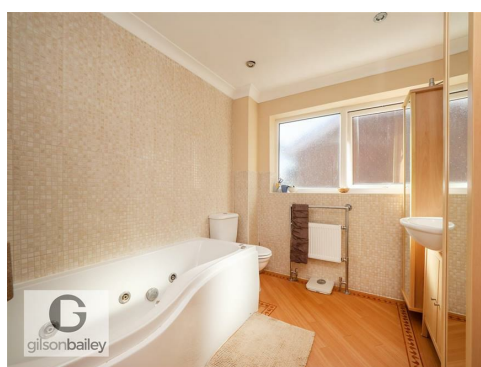
Local Authority

Tenure


Broadland District Council, Tax Band E.

Utilities

Superfast broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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 E

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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