



124 Lodge Lane | | Old Catton | NR6 7HJ

Guide Price £365,000

****GUIDE PRICE £365,000 - £375,000 STUNNING EXTENDED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this **INCREDIBLY SPACIOUS, EXTENDED, THREE BEDROOM, SEMI DETACHED BUNGALOW** situated in the highly sought after suburb of Old Catton. Accommodation comprising **THREE DOUBLE BEDROOMS**, kitchen, utility room, extended lounge with magnificent bi-folding doors and feature wood burner, large garden room and modern fitted shower room. Outside there is a paved front driveway for ample off-road parking and a large established, well maintained, enclosed garden to the rear. The bungalow benefits from double glazing, gas fired central heating and is in excellent decorative order throughout. Be quick to view to appreciate the size and quality on offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/2019

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

With doors to all three bedrooms, shower room and kitchen.

Bedroom One 14'8" x 10'2"

Double glazed window to front, radiator.

Bedroom Two 11'10" x 10'2"

Double glazed window to front, radiator.

Bedroom Three 11'5" x 10'2"

Patio doors to rear, radiator.

Lounge 18'7" x 13'8"

Double glazed bi-fold doors to rear, patio doors to side, radiator, TV point, wood burner.

Kitchen 16'0" x 11'5"

Fitted wall and base units with work tops over, sink and drainer, five ring gas oven with extractor over, integrated dishwasher and fridge, space for dining table, Double glazed window to side, radiator.

Utility Room 12'3" x 5'3"

Fitted wall and base units with work tops over, sink and drainer, space for fridge/freezer, washing machine, tumble dryer, double glazed window to front, door to side.

Bathroom

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

Garden Room 19'7" x 14'0"

Brick and uPVC construction with radiator and uPVC doors to rear.

Outside - Front

Paved driveway providing ample off-road parking.

Outside - Rear

Established garden mainly laid to lawn with mature plants, shrubs and trees, patio seating area, enclosed by hedging and fencing, timber shed with power and lighting,

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

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		84
(69-80) C		
(55-68) D	64	
(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.

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