



20 Money Road | Old Catton | Norwich | NR6 7FA

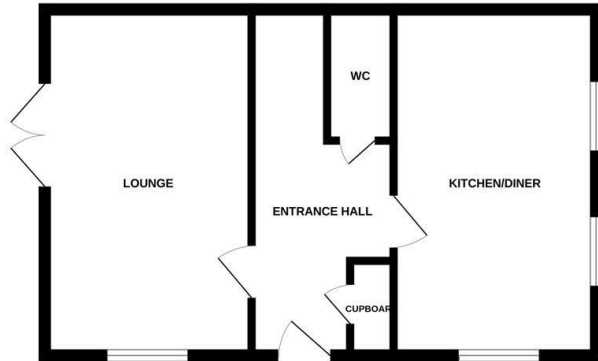
Guide Price £325,000

**** GUIDE PRICE £325,000 - £350,000 EXCELLENT FAMILY HOME WITH PREMIUM UPGRADES BUILT IN 2022 WITH A LARGER THAN AVERAGE SOUTH FACING REAR GARDEN **** This stunning three-bedroom detached home, built in 2022, presents an exceptional opportunity for family living within the desirable Sewell Meadow development in Old Catton. Boasting a sought-after south-facing rear garden, this property offers a perfect blend of modern comfort and stylish design. Inside, you'll find a thoughtfully laid-out accommodation featuring a spacious entrance hall, a comfortable lounge, a high-quality fitted kitchen/dining room, and a convenient WC on the ground floor. Upstairs, three well-proportioned bedrooms await, along with a family bathroom, while the main bedroom enjoys the added luxury of an en-suite shower room.

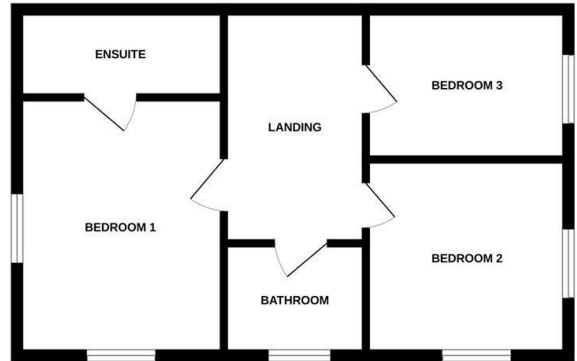
Externally, the property provides a good size driveway for off-road parking, and the private, enclosed rear garden is a true highlight, complete with low-maintenance artificial grass and an impressive decked area – perfect for al fresco dining and entertaining. Benefiting from UPVC double glazing, gas heating, and stylish quick step impressive laminate flooring, this home is presented in excellent condition throughout. With its desirable location, modern features, and impeccable presentation, this property is sure to impress and represents the ideal family home. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.



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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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

Door to

Entrance Hall

Doors to Lounge, Kitchen/Diner, WC, Cupboard tiled flooring and stairs to first floor first

Kitchen/Diner 16'7" x 9'7"

Quality fitted wall and base units, single sink and drainer, stainless steel fitted oven and hob, tiled flooring, two UPVC windows, spotlights, space for washing machine and freestanding fridge freezer.

Lounge 16'7" x 9'10"

UPVC window, UPVC patio doors, Quick Step Impressive range flooring, two radiators.

First Floor landing

Doors to Bedrooms One, Two Three and Bathroom.

Bedroom One 12'4" x 10'0"

Two UPVC windows, radiator, door to

En Suite

Low level WC, large walkin shower cubicle, hand wash basin, heated towel rail.

Bedroom Two 9'3" x 9'7"

UPVC window, radiator.

Bedroom Three 9'7" x 7'0"

UPVC window, radiator.

Bathroom

Bath with shower over, Low level WC, hand wash basin, UPVC window, radiator.

Outside

Front garden, driveway with parking for up to three cars.

To the rear of the property is a south facing 55 metre square garden with Astro Turf, enclosed by walling with timber gate to side.

Tenure

Freehold

Local Authority

Broadland District Council - Tax Band C

Utilities


Ultrafast full fibre broadband available.
Mains water, gas and electric.

Agents Note

A maintenance charge of approx £115.79pa will be payable once the development is complete



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 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.

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