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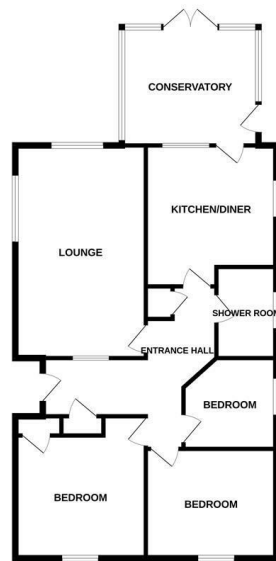
15 Taylors Lane | | Norwich | NR6 7BE

Guide Price £350,000

**** GUIDE PRICE £350,000 - £375,000 DETACHED BUNGALOW IN A RARELY AVAILABLE CUL-DE-SAC LOCATION ON A GOOD SIZE PLOT **** Gilson Bailey are delighted to offer this **SPACIOUS, THREE BEDROOM, DETACHED BUNGALOW** situated in a highly requested position in the sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, kitchen/diner, modern shower room, conservatory and **THREE BEDROOMS**. Outside there is a lawned front garden and **DRIVEWAY** providing off road parking leading to a **SINGLE GARAGE**. To the rear there is a **LARGE and WELL MAINTAINED, PRIVATE GARDEN** ideal for entertaining. 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.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors 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 for any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and for general use only. Made with Metaplan (2020)

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/diner, shower room and three bedrooms.

Lounge 19'5" x 11'11"

Two double glazed windows, two radiators.

Kitchen/Diner 12'4" x 11'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine, dishwasher, double glazed window, radiator, door to rear.

Bedroom One 12'11" x 11'11"

Double glazed window, radiator.

Bedroom Two 11'11" x 9'11"

Double glazed window, radiator.

Bedroom Three 8'5" x 8'4"

Double glazed window, radiator.

Shower Room 8'4" x 5'10"

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

Conservatory 12'5" x 11'1"

Double glazed construction with patio doors to garden, electric heater.

Outside Front

Lawned garden, driveway providing off road parking leading to a single garage with electric door.

Outside Rear

Patio area, large lawned garden, mature plants, shrubs and trees, timber shed, summerhouse, outbuilding, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

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