

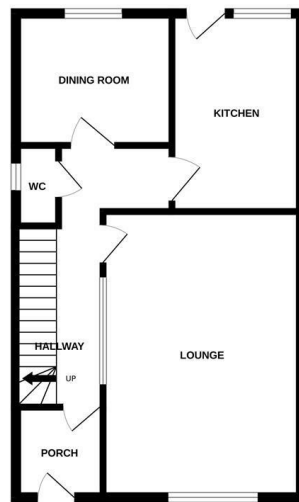
**34 Proctor Road | | Norwich | NR6 7PQ**

**Offers In Excess Of £295,000**

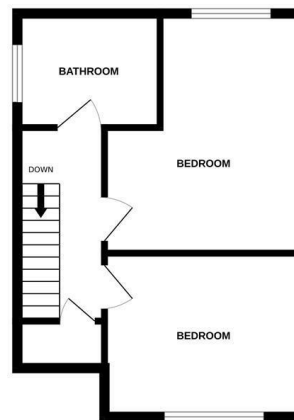
**\*\*SEMI DETACHED HOUSE IN A QUIET CUL-DE-SAC POSITION\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, 2/3 BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance porch, hallway, lounge, dining room (can be used as a bedroom), kitchen and WC to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a LARGE DRIVEWAY PROVIDING OFF ROAD PARKING that leads to a SINGLE GARAGE and a private, mature rear garden. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions of new-builds only. 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. Made with Metropix i5505

## 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:

### Hallway

Doors to lounge, dining room, kitchen, WC and stairs to first floor.

### Lounge 16'4" x 11'4"

Double glazed window, radiator.

### Dining Room 7'10" x 7'10"

Double glazed window, radiator, storage cupboard.

### Kitchen 11'4" x 7'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, door to rear.

### WC

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

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 13'9" x 11'4"

Double glazed window, radiator.

### Bedroom Two 11'4" x 9'4"

Double glazed window, radiator.

### Bathroom 8'1" x 6'2"

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

## Outside Front

Lawned garden, mature shrubs and a large driveway providing ample off road parking.

## Garage 19'8" x 11'0"

## Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, water feature, enclosed by timber fencing with side gate access.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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