



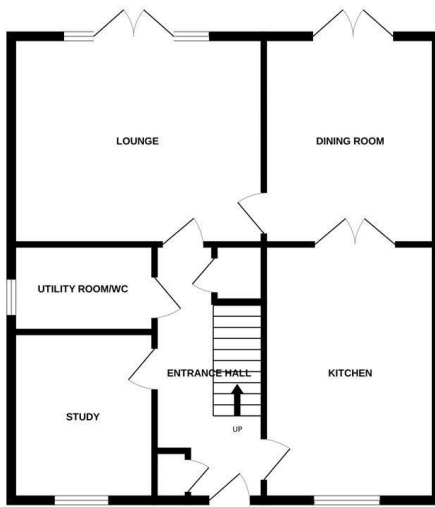
28 Bailey Close | | Norwich | NR6 7FE

Offers In Excess Of £410,000

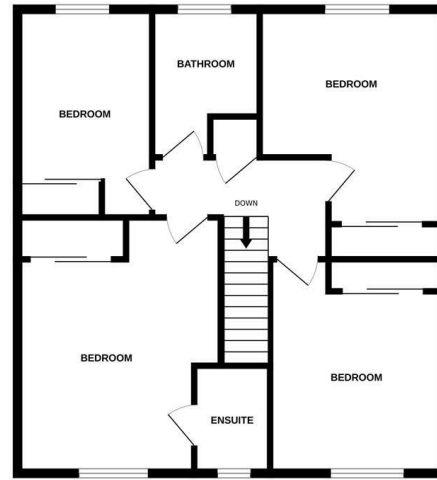
****STUNNING FAMILY HOME ON A NEW MODERN ESTATE**** Gilson Bailey are delighted to offer this BEAUTIFUL, SUBSTANTIAL, FOUR BEDROOM, DETACHED HOUSE situated on a new modern estate in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, dining room, large modern kitchen, study and utility/wc to the ground floor. On the first floor there are FOUR GENEROUS SIZED BEDROOMS and a bathroom off landing with bedroom one having a stylish en-suite. Outside there is a front driveway providing OFF ROAD PARKING leading to a SINGLE GARAGE and a LARGE, ENCLOSED LAWNED GARDEN. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing.



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

Front door to:

Entrance Hall

Doors to lounge, kitchen, study, utility/wc and stairs to first floor.

Lounge 15'6" x 12'9"

Patio doors, radiator.

Dining Room 12'9" x 10'8"

Patio doors, radiator.

Kitchen 15'8" x 10'10"

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

Study 9'11" x 8'9"

Double glazed window, radiator.

Utility/WC 8'9" x 5'4"

Fitted base units with worktops over, sink, integrated washing machine, low level WC, radiator, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 16'1" x 11'10"

Double glazed window, radiator, built in wardrobes.

En-Suite 6'7" x 4'9"

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

Bedroom Two 13'1" x 10'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 13'3" x 10'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 12'5" x 8'3"

Double glazed window, radiator, built in wardrobe.

Bathroom 9'0" x 6'5"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Brick weave driveway providing off road parking leading to a single garage.

Outside Rear

Patio area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band E.

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		94
(81-91) B	86	
(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

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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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