



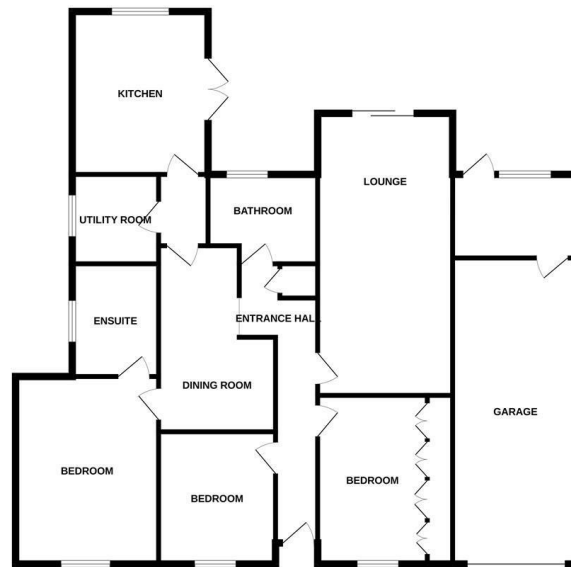
44 Burma Road | | Norwich | NR6 7LH

Guide Price £425,000

****GUIDE PRICE £425,000 - £450,000 STUNNING DETACHED BUNGALOW WITH LARGE PRIVATE REAR GARDEN**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, bathroom and THREE BEDROOMS with bedroom one having a NEWLY FITTED EN-SUITE SHOWER ROOM. Outside there is a LARGE DRIVEWAY providing ample off road parking that leads to a SINGLE GARAGE and to the rear there is a BEAUTIFUL, PRIVATE AND SOUTH FACING GARDEN ideal for entertaining. The bungalow benefits from double glazing, gas heating and is in excellent condition throughout. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Plans will be issued 12/05/20

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, dining room, bathroom and two bedrooms.

Lounge 20'0" x 10'9"

Sliding patio doors, two radiators.

Dining Room 15'1" x 7'6"

Radiator.

Kitchen 13'1" x 10'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and dishwasher, double glazed window, patio doors, two radiators.

Utility Room 6'6" x 5'10"

Space for washing machine, tumble dryer, fridge/freezer, double glazed window.

Bathroom 8'10" x 7'2"

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

Bedroom One 15'1" x 11'5"

Double glazed window, radiator, fitted wardrobes.

En-Suite 7'4" x 6'10"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 13'5" x 8'10"

Double glazed window, radiator, fitted wardrobes.

Bedroom Three 10'5" x 9'4"

Double glazed window, radiator.

Outside Front

Large driveway providing ample off road parking leading to a garage with power, lighting, water softener and electric roller door.

Outside Rear

Patio seating area, lawned garden, mature plants, shrubs and trees, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band D.

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		79
(55-68) D	63	
(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 D

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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