

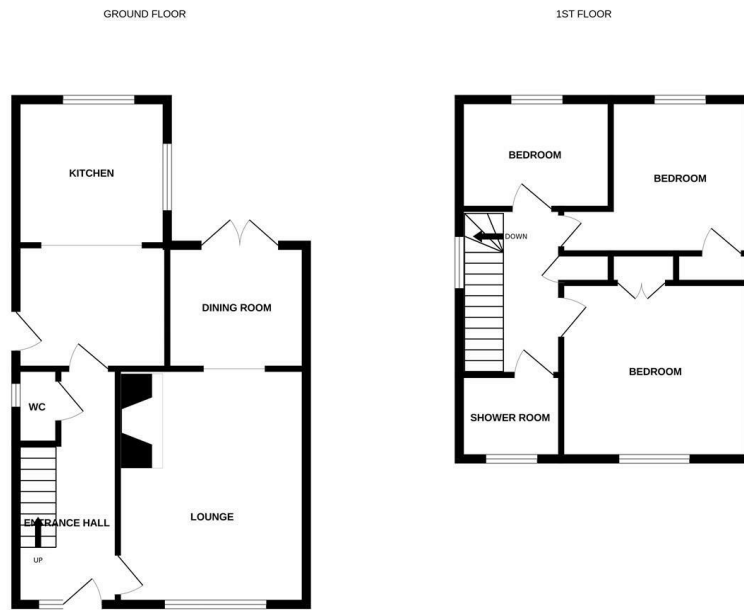


137 Proctor Road | | Norwich | NR6 7PH

£350,000

****EXTENDED DETACHED HOUSE IN A SOUGHT AFTER LOCATION**** Gilson Bailey are delighted to present this extended three-bedroom detached home, superbly located in the highly sought-after suburb of Old Catton. Offering generous and versatile living space, the ground floor features an entrance hall, lounge, dining room, extended kitchen and a convenient WC, while the first floor provides three well-proportioned bedrooms and a modern fitted shower room off the landing. Outside, the property boasts a driveway providing off-road parking, a garage with power and lighting, and an enclosed paved rear garden requiring minimal maintenance. With double glazing, gas heating and ample living accommodation, this fantastic home is ideal for families—early viewing is strongly advised.





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 misstatement. 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, WC and stairs to first floor.

Lounge 15'1" x 12'1"

Double glazed window, radiator, gas fireplace.

Dining Room 8'11" x 7'11"

Patio doors, radiator.

Kitchen 17'2" x 9'8"

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

WC

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 12'1" x 11'3"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'1" x 9'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'7" x 6'11"

Double glazed window, radiator.

Shower Room 6'5" x 5'3"

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

Outside Front

Driveway providing off road parking.

Garage

With power, lighting and access from rear garden.

Outside Rear

Paved and shingled garden, plants and shrubs, timber sheds, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, 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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