

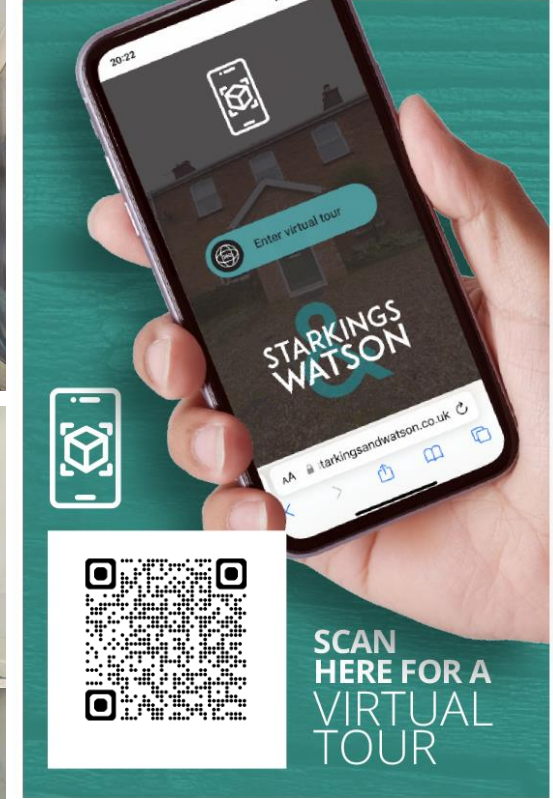
OAK TREE COURT

Catfield, Great Yarmouth NR29 5DQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- End Of Terrace House
- Considerably Extended & Updated
- 19' Open Plan Living Accommodation
- 2021 Installed Oil Heating
- Five Bedrooms
- 2021 Fitted Family Bathroom & En-Suite
- Oversize Garage & Off Road Parking
- Generous Rear Garden & Field Views

IN SUMMARY

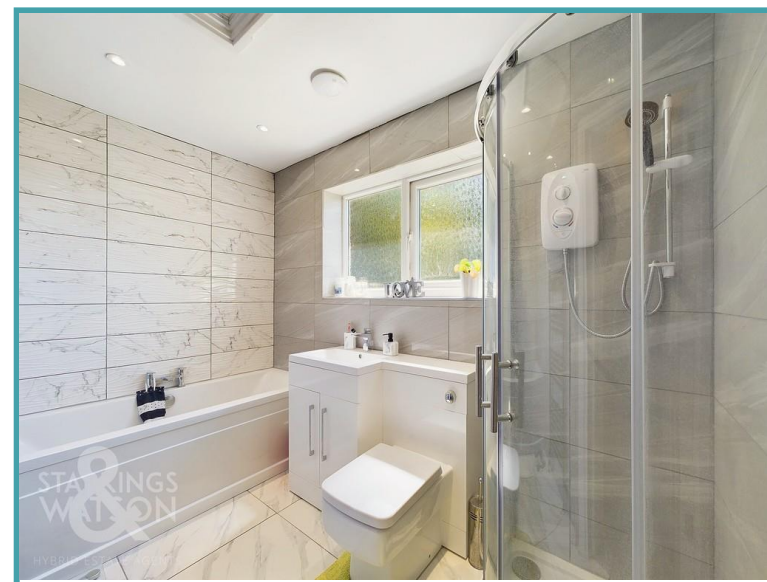
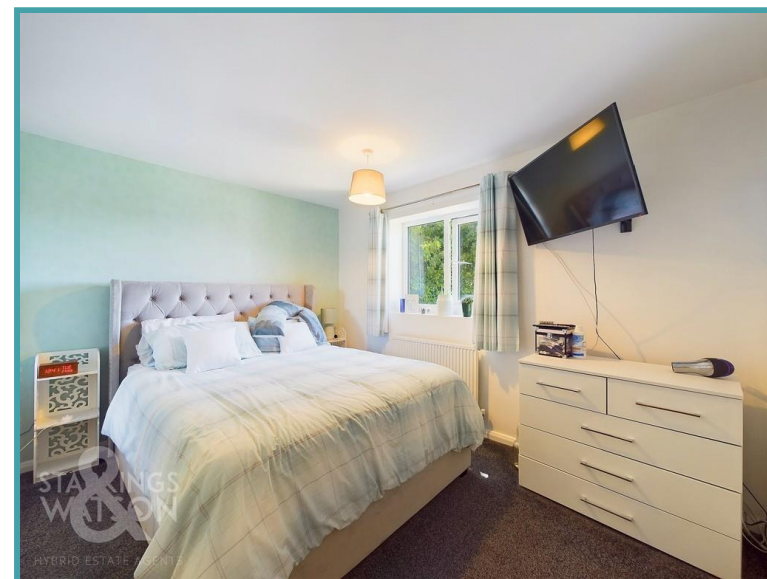
This CONSIDERABLY EXTENDED end of terrace house offers a little over 1541 Sq. Ft (stms) of accommodation boasting a 2021 INSTALLED OIL heating system and 2021 FITTED FAMILY BATHROOM and EN-SUITE SHOWER ROOM. With OPEN PLAN living accommodation on the ground floor forming the SITTING/DINING ROOMS, cloakroom, CONSERVATORY and fitted kitchen the property splits on the first floor landing to give access to FIVE BEDROOMS with most having gorgeous FIELD VIEWS to the side and rear of the property. The property is served by AMPLE OFF ROAD PARKING and an oversized brick GARAGE while the rear garden is fully enclosed and GENEROUS IN SIZE.

SETTING THE SCENE

Turning into Oak Tree Court you will follow the opening to the right where the property is peacefully nestled in the corner. The driveway opens in front of you with enough concreted space for multiple vehicles with access to the garage being found to the right.

THE GRAND TOUR

As you step inside you are met with the central hallway with sizeable storage cupboard, stairs to the first floor and the two piece family bathroom to your right, a generously sized space with frosted uPVC glass window to the front and vanity storage. Carrying on forwards you will enter the well-lit open plan living space forming the dining and sitting room spaces with a versatile central lobby space granting access into the rear garden. The dual aspect sitting room has wood effect flooring and benefits from a cast iron wood burner for those colder months. To the rear through uPVC French doors is the conservatory with all glass surround for panoramic views of the rear garden and wood effect flooring plus French doors into the rear garden. Finally on the ground floor the galley style kitchen can be found with ample wall and base mounted storage, rolled edge work surfaces, built in fridge/freezer and under the counter space with plumbing for a dishwasher, washing machine and timber dryer while the adjacent space offers room for a Range style oven and hob with extraction above. Heading to the split landing and carrying on forwards you will find yourself in the recently extended section of the house. To your left is the first double bedroom, with field views at the rear and a large built in wardrobe while the main bedroom sits opposite with carpeted flooring, large uPVC double glazed window to the front, floor space for additional storage and a 2021 fitted three piece shower room a fully tiled space with a walk in shower and modern radiator. The second landing allows access in to the further three bedrooms, storage cupboard and 2021



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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fitted four piece family bathroom with a high gloss tiled surround and flooring, vanity storage, heated towel rail and separate bath and corner shower cubicle. The larger of the three rooms off the landing offers wood effect flooring and views onto the fields behind via the uPVC double glazed window, this double bedroom used to function as the main bedroom in the original portion of the home. The two smaller bedrooms can be found one at the rear and the other at the front of the property both with carpeted flooring, radiator and uPVC double glazed windows with the rear room making the most of the field views behind.

THE GREAT OUTDOORS

Externally, the property opens into a large and fully enclosed space with timber fence surround and side iron gated access to the front of the property. Access can be granted inside into the kitchen, central lobby and conservatory while a both a concrete and timber decking seating area occupy the rear of the garden, ideal for entertaining friends and family in the summer sunshine.

OUT & ABOUT

The property is located in the Norfolk Broads village of Catfield. With a selection of shops, Catfield is central between both Potter Heigham and Stalham via the A149 giving direct access to Great Yarmouth and the A47. Catfield provides local shops and schooling for the junior age ranges. With a population of around one thousand people this is still mostly unchanged.

FIND US

Postcode : NR29 5DQ

What3Words : ///blushes.clings.looms

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



Approximate total area^m
 1541.78 ft²
 143.24 m²

Reduced bedroom
 7.21 ft²
 0.67 m²

(1) Excluding balconies and terraces

Reduced bedroom
 (below 1.5m/4.9ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.