



Mayfield Avenue, Norwich - NR6 6SN



Mayfield Avenue

Norwich

MODERNISED and UPDATED! With a CONTEMPORARY FITTED KITCHEN which opens to a DINING AREA and SLIDING DOORS to the REAR GARDEN, this DETACHED BUNGALOW offers a NON-OVERLOOKED REAR ASPECT, located just off CROMER ROAD. Offering THREE BEDROOMS and easy access to NORWICH AIRPORT, the NDR and the CITY CENTRE, the property is ready to move-in! The bedrooms lead from the CENTRAL HALLWAY which connects to almost all rooms, the family bathroom which has been REFURBISHED, the SITTING ROOM which has an opening to the CONSERVATORY with garden views and the KITCHEN/DINING ROOM. To front of the property there is parking, a low maintenance front garden and access to the garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Bungalow
- Non-Overlooked Tree Lined Gardens to Rear
- Free Flowing Sitting Room & Conservatory
- Modernised & Updated Accommodation
- Quality Carpets in Main Bedroom, Hall & Sitting Room
- Garage & Newly Laid Driveway
- Open Plan Kitchen/Breakfast Room
- Close to Airport, NDR & City Centre

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

SETTING THE SCENE

The property is approached via a newly laid driveway with adjacent shingle area of garden which would be perfect for potted plants. The parking area runs all the way to the garage.



THE GRAND TOUR

Entering this wonderful bungalow through the uPVC obscure glazed double door, there is a hall entrance with a quality fitted carpet which wraps around to the right hand side, connecting to all rooms except the conservatory. Immediately on your left and straight ahead are two of the double bedrooms, both have windows facing to front, with ample space for freestanding wardrobes. The next room along the hallway is a smaller bedroom which is currently used as a craft room but will fit a single bed and wardrobe if required. The shower room which has been recently refurbished offers a walk-in shower, low-level WC and hand wash basin - finished with aqua board splash-backs. The living accommodation has two open plan spaces of which one is the 25' kitchen/dining room with wall and base level units in a galley style, providing space for a cooker with tiled splash backs and an extractor fan above, space for further white goods in different shapes and sizes, with the dining area/breakfast area in front of sliding patio doors which open up to the outside. Adjacent to the dining area, the sitting room is a great space to entertain with an opening into the conservatory through newly installed glass panelled French doors. The conservatory itself has French doors leading to the garden, a radiator linked to the central heating and panoramic views of the garden.

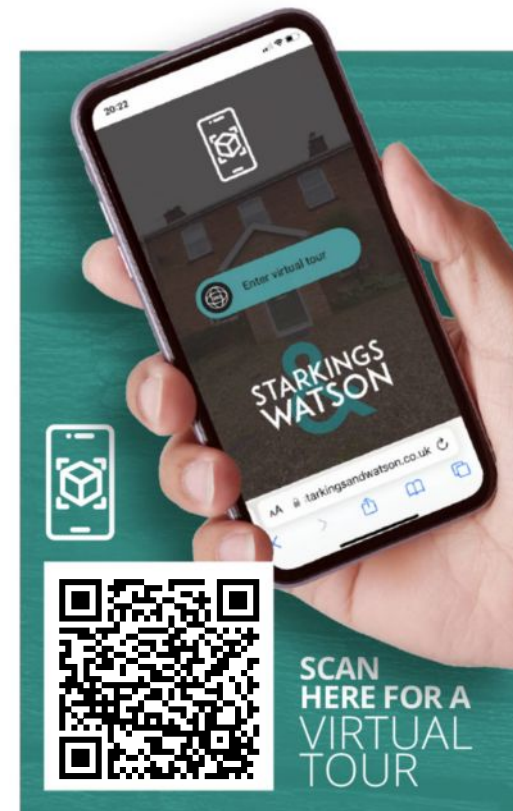
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VIRTUAL TOUR

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





THE GREAT OUTDOORS

Stepping into the rear garden, a footpath has been created which leads to two areas of patio where you can take in the south sun throughout the day. One of the patios is outside the conservatory and the other behind the garage with a pergola. There is scope for a potential purchaser to add a wide range of foliage and even room for potted plants. There is a personnel door to the garage, a timber storage shed and timber panel fencing at the boundary.





Approximate total area⁽¹⁾

884.92 ft²

82.21 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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