



3 Priors Drive, Catton, Norwich, NR6 7LJ

£425,000





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Catton, Norwich, NR6 7LJ

- Spacious Detached House
- Lounge, Separate Dining Room & Study
- Double Garage & Driveway Parking
- Conservatory
- Popular Location
- Four Bedrooms, Master En-Suite
- Gas Central Heating
- Generous Garden with Tree Lined Backdrop
- PV Solar Panels
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this spacious four bedroom detached house situated in a tucked away position within this popular suburb of Norwich. This well appointed property offers a generous garden with tree lined back drop, driveway parking and a double garage. The accommodation includes an entrance hall, ground floor cloakroom, study, lounge, dining room, kitchen, utility room, conservatory, four bedrooms, master en-suite and family bathroom. The property offers gas fired central heating, uPVC sealed unit double glazed windows & PV solar panels. Early internal viewing is highly recommended to appreciate this nicely positioned property.



Entrance Hall

Obscure glazed entrance door, windows to front and side aspects, LVT flooring, stairs to first floor landing, power points, thermostat, radiator, doors leading off;

Cloakroom

Front facing obscure glazed window, part tiled walls, pedestal hand wash basin, low level w.c., water softener.

Study 8'9" x 6'0" (2.68m x 1.85m)

Window to front aspect, radiator, power points.

Kitchen 12'3" extending to 13'6" into doorwell x 11'8" (3.74m extending to 4.14m into doorwell x 3.57m)

Window to rear aspect, LVT flooring, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for dishwasher, integrated electric double oven, gas hob, extractor, door giving access to;





Utility Room 8'9" x 4'8" (2.67m x 1.43m)

Glazed door to side, side facing window, radiator, fitted base unit with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, power points, space for American style fridge-freezer.

Lounge 13'5" x 13'3" (4.09m x 4.04m)

Window to side aspect, radiator, power points, television point, sliding patio doors leading to;

Conservatory 13'1" x 8'10" at max (4m x 2.71m at max)

uPVC sealed unit double glazed construction on a brick built base with a pitched glazed roof, glazed French doors to garden.

Dining Room 9'10" x 9'10" (3.02m x 3m)

Window to front aspect, radiator, power points.

First Floor Landing

LVT flooring, loft access, power point, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Directions

On arriving in Catton on St Faiths Road, heading North away from the City Centre, continue straight over the first roundabout with Fifers Lane and continue to the next mini roundabout. Turn right into Lodge Lane, then first right into Priors Drive. Turn immediately right again into the long driveway where the property can be found at the end to the right hand side.



Bedroom 1 15'10" x 12'8" reducing to 10'10" (4.85m x 3.87m reducing to 3.32m)

Window to rear aspect, radiator, power points, door giving access to;

En-Suite Shower Room

Obscure glazed window to side aspect, part tiled walls, low level w.c., pedestal hand wash basin, tiled shower cubicle, radiator, shavers point.

Bedroom 2 12'8" x 9'6" (3.87m x 2.91m)

Window to rear aspect, radiator, power points.

Bedroom 3 10'2" x 8'11" reducing to 7'10" (3.12m x 2.72m reducing to 2.41m)

Window to front aspect, radiator, power points, built-in wardrobe.

Bedroom 4 8'11" x 8'11" increasing to 10'1" into alcove (2.74m x 2.72m increasing to 3.09m into alcove)

Window to front aspect, radiator, power points.

Bathroom 11'1" x 5'5" (3.38m x 1.66m)

Obscure glazed window to front aspect, part tiled walls with a tiled shower cubicle, panelled bath with mixer tap with shower attachment over, pedestal hand wash basin, low level w.c., radiator.

Double Garage 18'0" x 17'0" (5.5m x 5.2m)

Two front facing electrically operated up and over doors, side service door, power and lighting.

Outside

The property is approached via a long shared driveway with a neighbouring property to a spacious driveway and parking area in front of the double garage. A particular feature of the property is the larger than average rear garden, well stocked and planted to borders with lawned area, patio, timber garden shed and summerhouse. The rear garden offers a wonderful mature setting.

Tenure

Freehold.

Services

Mains water, electric drainage and gas.

Council Tax

Broadland District Council - Band: E.

Energy Performance Certificate (EPC)

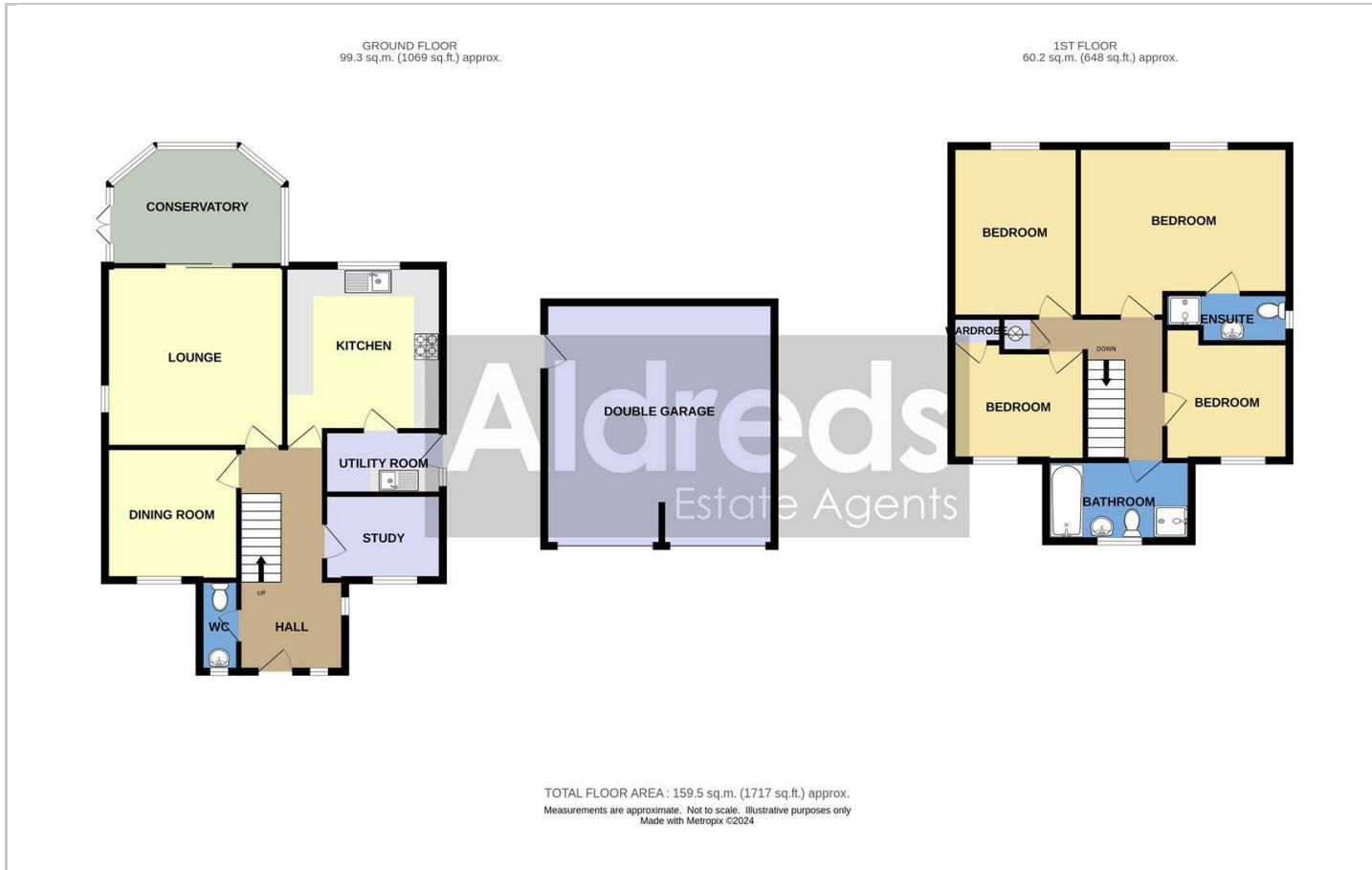
EPC Rating: B

Reference

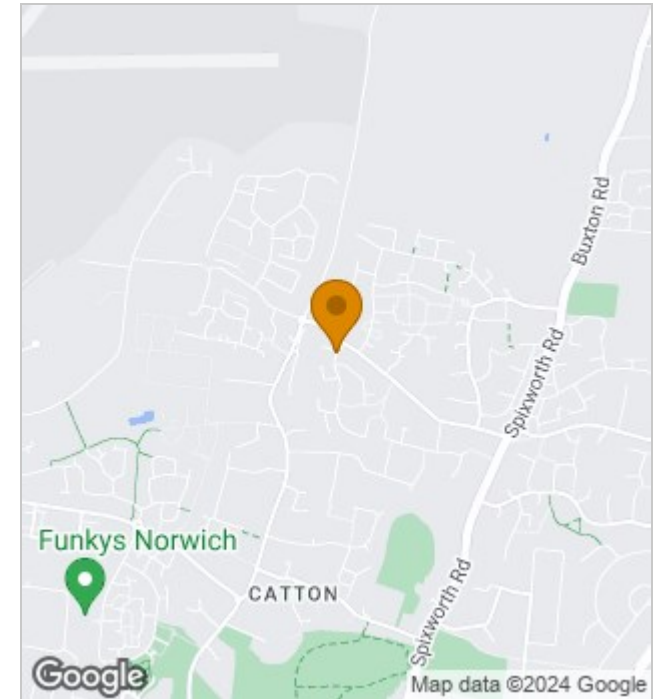
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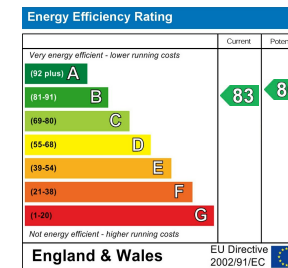
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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