



17 Ernest Drive, Old Catton, Norwich, NR6 7GA

£285,000





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# 17 Ernest Drive

Old Catton, Norwich, NR6 7GA

- Spacious Three Bedroom semi-Detached House
- Beautifully Presented Throughout
- Gas Fired Central Heating
- Kitchen/Diner with Appliances
- Nicely Enclosed Rear Garden
- Attractive Cul-de-Sac Position
- New Flooring, and Recently Redecorated
- Master Bedroom with En Suite Shower Room
- Driveway Parking and Garage
- Offered with No Onward Chain - Ready to Move In!

Aldreds are delighted to offer this three bedroom semi-detached house situated in a pleasant cul-de-sac position in the desirable city suburb of Old Catton. This well presented home has recently been re-decorated with new flooring and offers spacious accommodation including an attractive entrance hall, kitchen/diner, cloakroom, lounge, three bedrooms, master en suite shower room and family bathroom. The property offers gas-fired central heating, a well-maintained enclosed garden, driveway parking and garage. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



## Entrance Hall

Part-glazed entrance door, radiator, power points, telephone point, stairs to first floor landing with under stair storage space and cupboard with light, central heating control, smoke detector, doors leading off.

## Kitchen/Diner 11'2" x 10'1" at max (3.42m x 3.08m at max)

Window to front aspect, a range of modern fitted kitchen units with rolled edge work surface and upstands, stainless steel sink drainer with mixer tap, integrated electric double oven, gas hob and stainless steel chimney extractor, fridge freezer, dishwasher, cupboard housing wall mounted gas fired combination boiler for hot water and central heating, radiator, ventilation, inset ceiling lighting.

## Cloakroom

Low level WC, pedestal hand wash basin with tiled splashback, heated towel rail, ventilation, inset ceiling lighting.

## Lounge 15'5" x 12'1" (4.71m x 3.69m)

With glazed French doors, with glazed side panels leading onto rear garden patio area, radiator, power points, television point, telephone point, thermostat control for central heating.



### First Floor Landing

Loft access, radiator, smoke detector, doors leading off.

### Bedroom 1 9'8" x 11'2" at max (2.96m x 3.41m at max)

Window to front aspect, radiator, power points, telephone point, television point, built-in wardrobe, door giving access to:

### En-Suite Shower Room

Obscure glazed window to front aspect, pedestal hand wash basin with tiled splashback, low level WC, tiled shower cubicle with electric shower, heated towel rail, inset ceiling lighting, ventilation.

### Bedroom 2 10'10" x 8'9" (3.31m x 2.67m)

Window to rear aspect, radiator, power points, television point

### Bedroom 3 12'1" at max x 6'7" (3.7m at max x 2.02m)

Window to rear aspect, radiator, power points.

### Bathroom

White suite with part-tiled walls, low level WC, pedestal hand wash basin, panelled bath with shower over with shower screen, inset ceiling lighting, ventilation, heated towel rail.

### Directions

On arriving in Catton on Spixworth Road, heading North away from the City Centre, continue straight through, passing through the traffic light junction with Lodge Lane and White Woman Lane, heading towards Morrisons Supermarket. Turn right into Austin Way then right again into Ernest Drive, then round to the left where the property can be found to the right hand side.



## Outside

The property occupies a pleasant position in this attractive cul-de-sac, with vehicular access via a brick weave driveway extending to the side of the property and providing ample parking space for two cars, leading onto garage. The property offers a nicely enclosed rear garden with a patio area. The garden is laid to lawn with shrubbery to back border and closed board panel fencing to boundaries, external power supply and water supply and pedestrian gate giving access to side.

## Garage 18'2" x 9'7" (5.54m x 2.94m)

Front facing up and over door, power and lighting.

## Tenure

Freehold.

Annual service charge for mainenance of communal grounds in the development for 1st Jan - 31st Dec 2025 is £246.85

## Services

Mains water, electric, drainage and gas.

## Council Tax

Broadland District Council. Band 'C'

## Please Note

Our vendor informs us that there is a nominal annual maintenance charge payable as a contribution to communal areas and roadways, the charge for 1st January to 31st December 2025 is £246.85. Please contact our office for further info.

## Reference

PJL/S9899



## Floor Plans



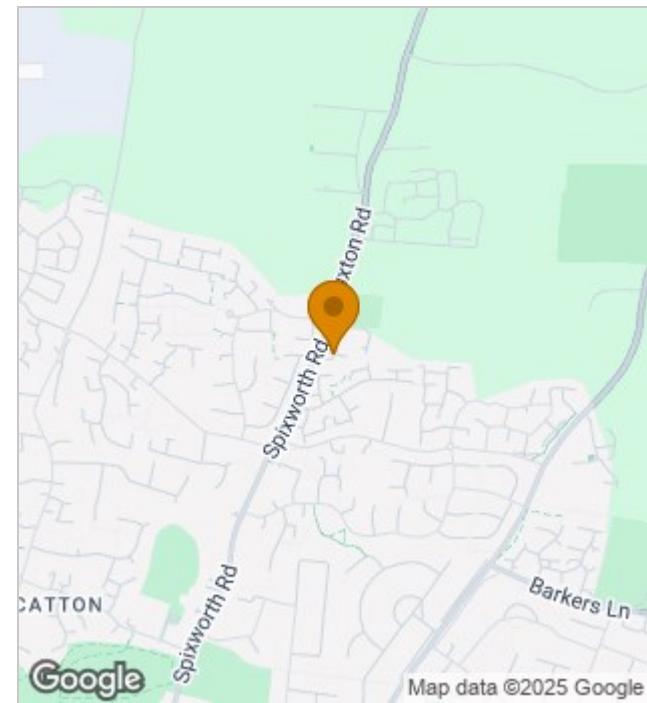
## Viewing

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

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## Location Map



## Energy Performance Graph

