

**Aldreds**  
Estate Agents



Rosedene Church Road, Catfield, NR29 5AS

£375,000









# Rosedene Church Road

Catfield, NR29 5AS

- Comprehensively Refurbished & Extended
- Three Bedrooms
- Oil Central Heating
- Tucked Away Position
- Popular Broadland Village
- Detached Bungalow
- Master En Suite Shower
- Large Driveway & Garage
- Lovely Garden with Deck and Pergola
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this comprehensively refurbished and extended bungalow, located in a desirable tucked away position in the Broadland village of Catfield. This spacious detached home offers accommodation including an entrance hall, lounge/diner, kitchen/breakfast room, three double bedrooms, master en-suite shower room and a bathroom. The property benefits from modern, high quality fixtures and fittings throughout, and has been re-wired, and had a new central heating system installed by the current owners. Set well back from the road, the property offers a large driveway parking area and a detached single garage with a delightful enclosed, spacious rear garden. Early internal viewing is strongly recommended to appreciate this well appointed property which is offered with no onward chain.

£375,000



## Entrance Hall

Part glazed solid wood entrance door, radiator, power points, two cupboards, mains smoke detector, doors leading off;

## Kitchen Breakfast Room

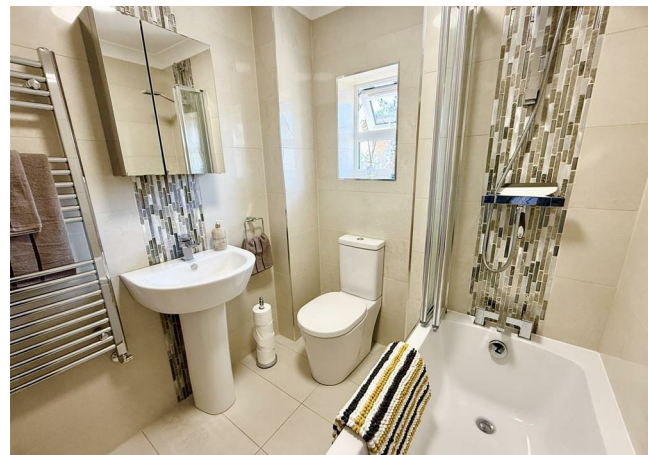
A spacious double aspect room, beautifully fitted out with a range of modern contemporary units with work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated breakfast bar, radiator, range cooker with a stainless steel and glass chimney extractor over, integrated fridge-freezer, washing machine and dishwasher, part glazed door giving access to side, LED ceiling inset lighting, telephone point.

## Bathroom

Obscure glazed window to front aspect, fully tiled walls and floor, white suite comprising of panelled bath with shower over and shower screen, low level w.c., pedestal hand wash basin with mono bloc tap, heated towel rail, ventilation.

## Lounge

A spacious room overlooking the rear garden with glazed French doors with glazed side panels, radiator, power points, television point.







**Master Bedroom 11'3" x 10'9" plus doorwell (3.43 x 3.28 plus doorwell)**

Window to rear aspect, radiator, power points, built-in cupboard, door giving access to;

### **En-Suite Shower Room**

With fully tiled walls and floor, double size shower cubicle with raindrop showerhead, LED inset ceiling lighting, ventilation, low level w.c., hand wash basin within a fitted vanity unit with mono bloc tap, heated towel rail.

**Bedroom 2 11'10" x 10'11" (3.61 x 3.33)**

Window to front aspect, radiator, power points, television point.

**Bedroom 3 11'3" x 11'0" at max (3.43 x 3.35 at max)**

Currently used as a second sitting room/office, glazed French doors to side, power points, telephone point, television point.

### **Directions**

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149. Turn right sign posted Catfield and Ludham and proceed into the village of Catfield bearing round to the right, take the right hand turn just before the Post Office into Church Road where the property can be found on the left hand side, accessed via the long shingle driveway.





## Outside

The property sits well back from Church Road, accessed via a long private shingle driveway through a timber five bar gate to a large parking and turning area with additional gate to side and driveway leading on to a single garage. The property offers a delightful spacious rear garden, nicely enclosed with close board panel fencing to boundaries, mainly laid to lawn, timber summerhouse and a selection of well-stocked beds and borders. A particular feature of the garden is the recently installed, large timber deck and pergola by Dunster House - a wonderful space to sit and enjoy the garden. To the side of the property, there is a shingled area with a uPVC oil storage tank and an external oil fired combination boiler for hot water and central heating (approx a year old), small patio area. External lighting and water supply.

## Garage 19'1" x 9'4" (5.84m x 2.87m)

Front facing up and over door, side service door, windows to side and rear, power points.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: 'C'

## Energy Performance Certificate (EPC)

EPC Rating: E - (A number of improvements and extension to the property have taken place, including replacement windows and central heating system since the last EPC assessment)

## Location

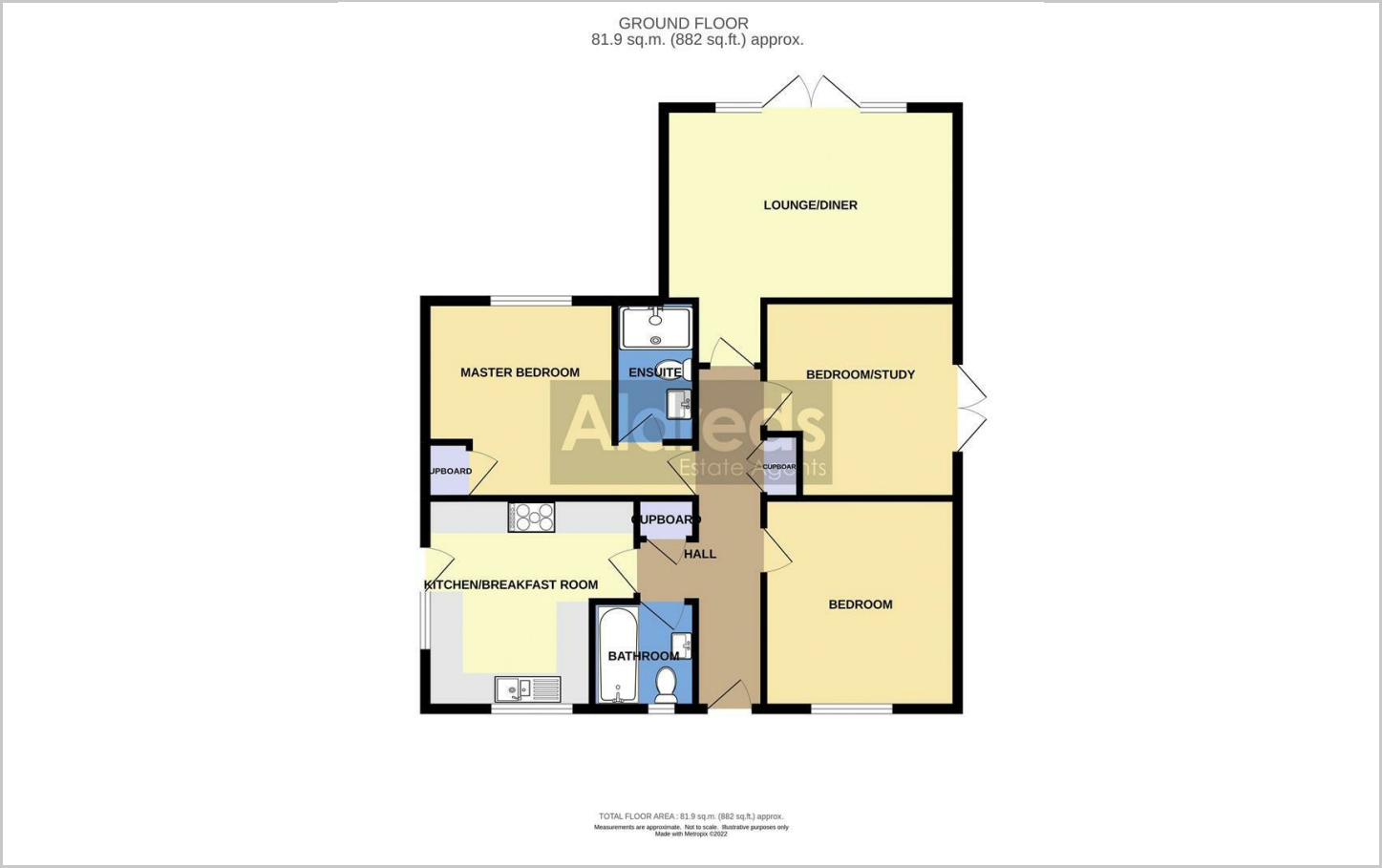
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

## Reference

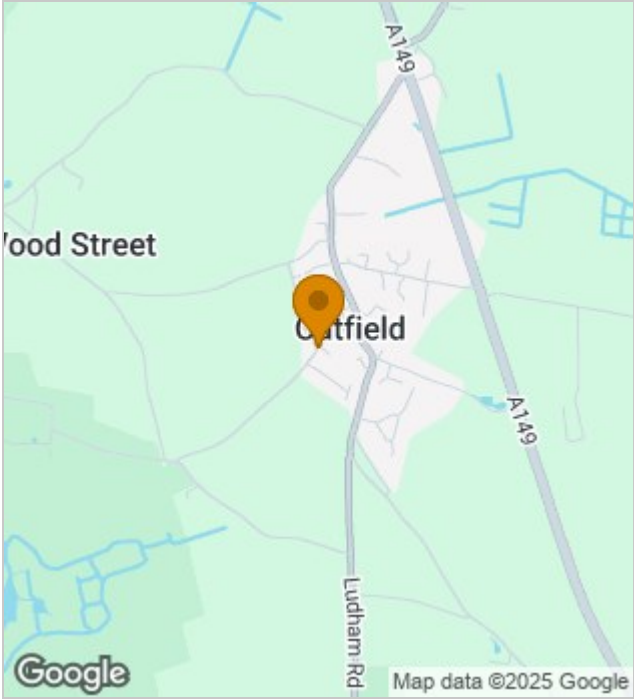
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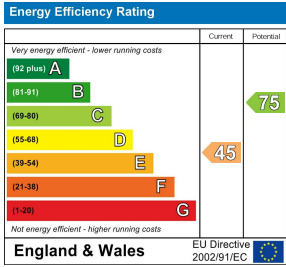
Floor Plans



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.

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