



**Oak Lane, Norwich, NR6 7DD**

**welcome to**

**Oak Lane, Norwich**

A SUPERB ARCHITECT DESIGNED THREE BEDROOM SPLIT LEVEL BUNGALOW set in a stunning, elevated and imposing location overlooking open paddocks and fields in Old Catton being sold with the added benefit of NO ONWARD CHAIN!!



### **Entrance Door**

Into entrance hall with radiator.

### **Sunken Lounge**

21' 4" x 13' 11" ( 6.50m x 4.24m )

Feature fireplace patio doors leading out to the patio area, balcony viewed front and stairs up to the dining area:-

### **Dining Area**

12' 3" x 10' 2" ( 3.73m x 3.10m )

Double glazed door to rear garden.

### **Kitchen/ Breakfast Room**

12' 4" x 11' ( 3.76m x 3.35m )

Range of fitted kitchen units, built in hob, built in oven, extractor, inset sink unit, fitted work surfaces, tiled splashbacks, plumbing for washing machine, window and door to rear aspect.

### **Bedroom One**

11' 11" plus wardrobe space x 10' 7" ( 3.63m plus wardrobe space x 3.23m )

Built in wardrobes and door to balcony with stunning west facing views.

### **Bedroom Two**

12' 1" x 9' 9" ( 3.68m x 2.97m )

UPVC window to rear aspect and radiator.

### **Bedroom Three**

12' 2" x 9' 7" ( 3.71m x 2.92m )

UPVC window to front and radiator.

### **Bathroom**

Suite comprising of paneled bath, wash hand basin, W/C, separate shower cubicle with mains fed shower and UPVC window to side aspect.

### **Exterior**

The property has excellent sized front gardens, mainly laid to lawn with well stocked shrub beds and borders, driveway parking leading to the garage (with wall mounted gas fired boiler).

To the rear the property has a level lawned rear garden mainly laid to lawn, gated access to side, enclosed by fencing and a corner timber garden store.



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## Oak Lane, Norwich

- A stunning architect design split level three bedroom bungalow
- Elevated location overlooking Buttercup Meadow
- Sought after position
- Stunning opportunity
- Undercroft double garage and driveway

Tenure: Freehold EPC Rating: D

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR139736 - 0008

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