



Lea Road, Catfield Great Yarmouth NR29 5BH

welcome to

Lea Road, Catfield Great Yarmouth

Two bedroom detached bungalow in a village location with garden and garage. Benefitting from no onward chain!



This two bedroom detached bungalow is tucked away down a quiet cul-de-sac in the quaint Norfolk village of Catfield. It benefits from a garage, driveway and sizable rear garden. The property offers a lounge and separate kitchen with a large extended utility area and dining room. The village offers a range of amenities including local pub, village shop, post office and primary school. The property has the added benefit of being offered with NO ONWARD CHAIN!

Entrance Porch

Double glazed window and door, brick built with a tiled roof.

Entrance Hall

Storage cupboard and carpeted flooring.

Lounge

14' x 11' 8" (4.27m x 3.56m)

Large double glazed window to the front aspect, tv point and carpeted flooring.

Dining Room

13' 2" x 7' (4.01m x 2.13m)

Windows to the rear and side aspects, tv point, radiator and carpeted flooring.

Kitchen

11' 5" x 10' 3" (3.48m x 3.12m)

Fitted kitchen with range of wall and base units with work surfaces over, space for cooker, stainless steel sink drainer, windows to the side and rear with door to the rear, vinyl flooring.

Utility Room

13' 8" x 7' 5" (4.17m x 2.26m)

Space and plumbing for washing machine, space for fridge freezer, oil fired central heating boiler, double airing cupboard containing the water tank, window to the rear aspect, radiator and vinyl flooring.

Bedroom One

13' x 10' 5" (3.96m x 3.17m)

Window to the front aspect, radiator and carpeted flooring.

Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m)

Windows to the side and rear into back room, radiator and carpeted flooring.

Bathroom

Suite comprising modern shower unit with electric shower, vanity unit with mirror and inset hand wash basin, frosted window to the rear aspect, radiator and vinyl flooring. Separate WC.

Exterior

To the front of the property is a concrete driveway leading to the single garage and front door. Lawned area with concrete path and mature shrubs. The rear of the property is a fenced in garden with wrap around lawn, patio, pathway leading to the side, timber garden shed, oil tank, 2 apple trees and a pear tree as well as hedging to the back overlooking fields.

agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Lea Road, Catfield Great Yarmouth

- NO CHAIN!
- Sizeable Garden Space
- Cul-De-Sac Location
- 2 Bedroom Detached Bungalow
- Oil Fired Central Heating

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers over

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108449 - 0004

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