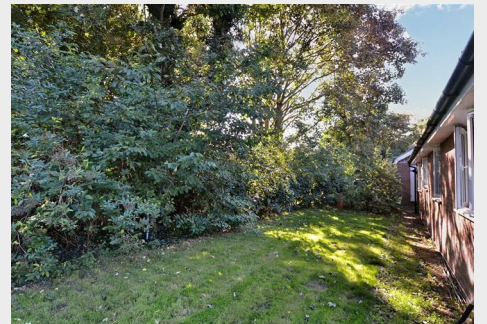


Arnolds | Keys



7 Brick Kiln Gardens, New Road, Catfield, NR29 5DW Offers Over £325,000

- GENEROUS REAR GARDEN
- GARAGE
- MODERN KITCHEN/DINER
- POPULAR BROADLAND VILLAGE
- OFF ROAD PARKING
- MAIN BEDROOM WITH ENSUITE
- END OF CUL-DE-SAC LOCATION
- SPACIOUS ACCOMMODATION

New Road, Catfield NR29 5DW

This charming three bedroom detached bungalow provides generous living space. The kitchen/breakfast room feature full width bifold doors, offering stunning views of the garden and seamlessly connecting indoor and outdoor spaces. The property includes three well-proportioned bedrooms, one with an en suite, along with a modern family bathroom. Situated in a sought after cul-de-sac in the desirable village of Catfield, the home boasts private rear gardens, ample parking, and a single garage.



Council Tax Band: C



DESCRIPTION

This delightful three bedroom detached bungalow offers spacious and versatile accommodation with bright and airy living spaces. The kitchen/breakfast room and living room both benefit from bifold doors covering the width of the back wall, flooding the property with light and allowing for beautiful views out to the garden. The accommodation further comprises of three bedrooms; one with ensuite and a family bathroom. The property occupies an enviable position, tucked at the end of a cul-de-sac within the popular village of Catfield, with private rear gardens with ample parking and a single garage.

ENTRANCE HALL

UPVC front door. Laminate flooring, storage cupboard and radiator.

BATHROOM

Suite comprising panel sided bath with mains shower over, WC and wash hand basin. Extractor fan, heated towel rail, LED mirror, tiled flooring and obscure double-glazed window to the front.

BEDROOM 2

Laminate flooring continued, double-glazed window to the front, built-in double wardrobe.

BEDROOM 1

Laminate flooring continued, double-glazed window to the rear, Built-in double wardrobe.

ENSUITE

Suite comprising corner shower cubicle with mains shower, WC, wash hand basin, heated towel rail, extractor fan and obscure double-glazed window to the rear.

KITCHEN

Comprising wall and base units, stainless steel sink and drainer, gas hob, integrated electric double oven, fridge freezer and dishwasher. Space and plumbing for washing machine. Laminate flooring continued, double-glazed window to front, double-glazed bifold doors to rear decking area. Radiator.

LIVING ROOM

Laminate flooring continued, radiator, bifold doors to rear. Double-glazed window to side.

OUTSIDE

As you approach the property the driveway is laid to shingle and allows access to the single garage with

up and over door, power and lighting. A side gate leads to the rear garden which is fully enclosed and of a generous size. The garden is mainly laid to lawn with decking, mature trees and shrubs and a shepherds hut.

AGENTS NOTE

This property is Freehold.

Council tax band C (£1,415.68)

Mains drainage, electricity and water connected.

Oil fired central heating.



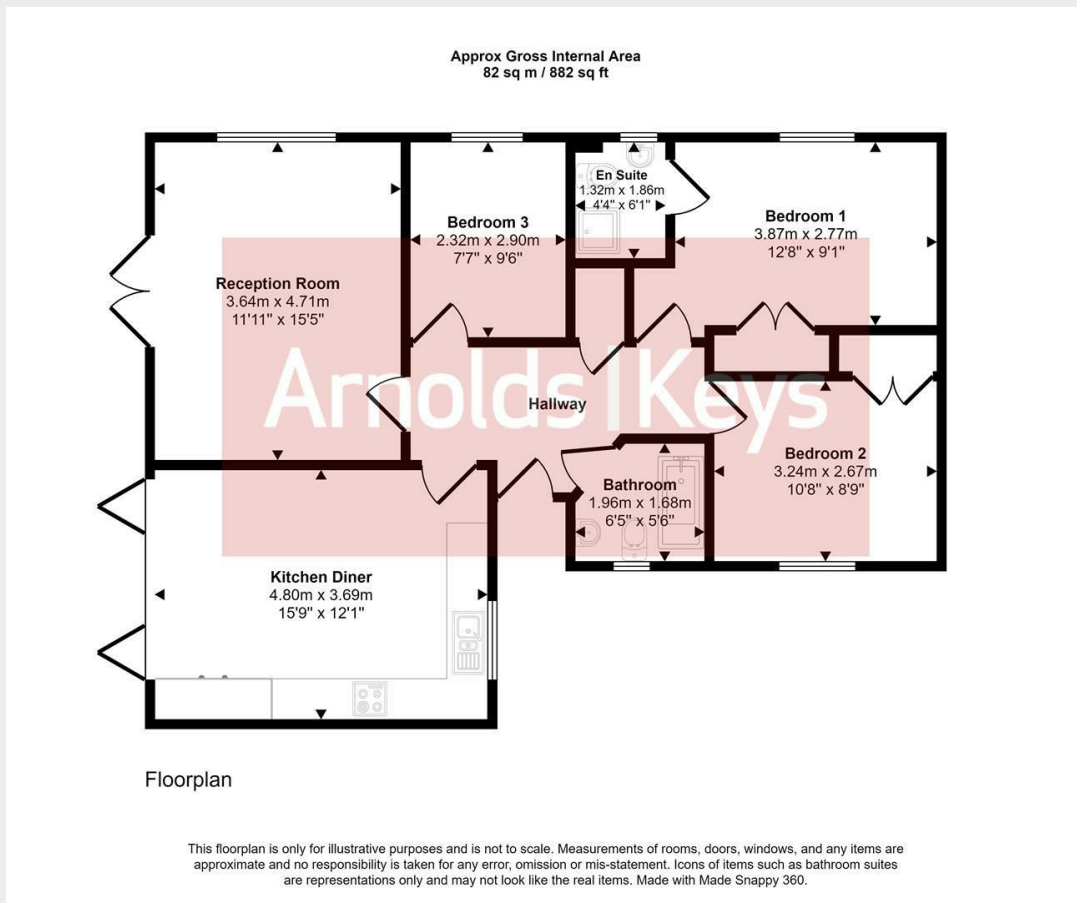


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.