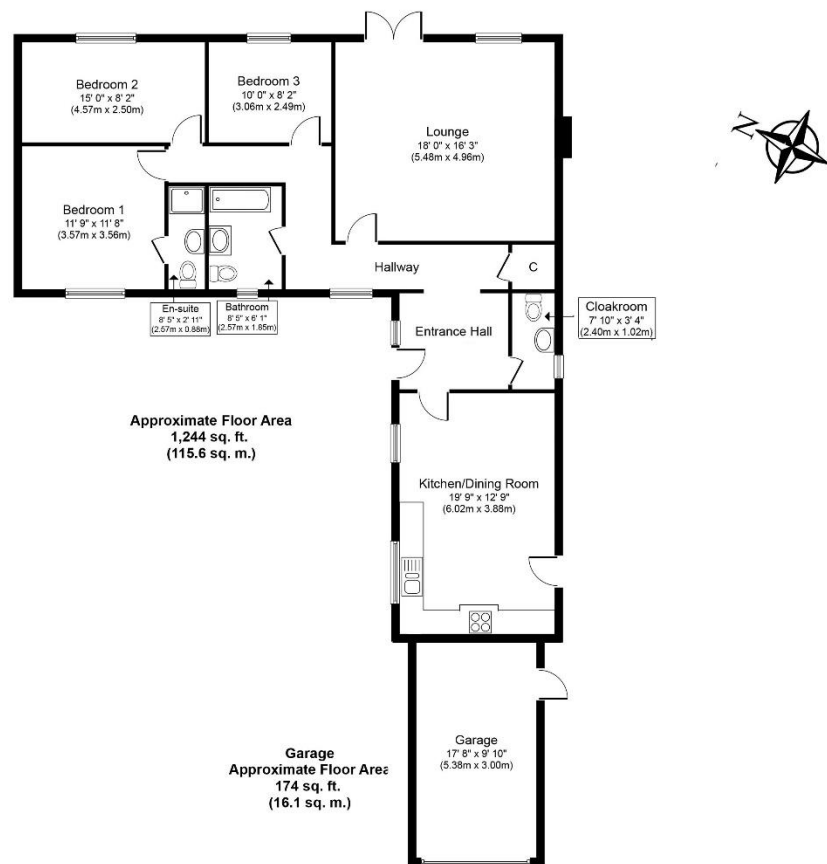


Church Street, Old Catton  
OIEO £450,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Executive Detached Bungalow
- Three Double Bedrooms
- En-Suite Shower Room & Cloakroom
- Spacious Lounge
- Luxury Kitchen/Dining Room
- Re-Fitted Family Bathroom Suite
- Envious Position With Church Views
- Wall Enclosed Garden
- Ample Parking & Garage
- EPC Rating D/Council Tax Band D

## Description

Iconic estate agents are delighted to bring to the market this deceptively spacious and secluded detached bungalow in this rarely available Old Catton position. With early viewings strongly advised.

The accommodation throughout comprises; entrance hall which gives access to the cloakroom, luxury kitchen/diner and inner hall way. The open plan 17ft kitchen has been updated and boasts a range of wall and base units with work surface over and integrated appliances, along with ample space for a dining table. There is a 17ft lounge with French doors to the rear garden and three double bedrooms with the master boasting an en-suite shower room. There is also a modern three piece white family bathroom suite which completes the internal accommodation.

The property has two parks within easy access one being Catton Park which is a grade two 50 acre park ideal for dog walks or you have the Old Catton recreational park that has tennis courts, cricket pitches, basketball hoops and is an ideal outdoor space for ball games. Iconic strongly advise an internal viewing to avoid disappointment so call Iconic today to book your viewing.

## Outside

Outside the property is accessed via a shingle driveway that leads from the road to the property there is an attached garage which has an electric door and ample space for parking although access has to be given for the neighbouring property to access their garage when required. Outside to the rear of the property there is a wall enclosed garden which gives views of the Church.

The sunny garden is slightly raised and has a private seating/dining area and a lawned garden which offers a range of plant and shrub borders. There is also a pathway that leads round the rear of the property and down to the garage and the side gate.

## Location

The property is located within easy access to the local schools, shops and amenities that Old Catton offers and is also within easy access to the bus service which runs regularly into the city centre.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Gas, Water, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Thorpe Lodge, 1  
 Yarmouth Road, Norwich, NR7 0DU. 01603 431133  
 Council Tax Band D

## Tenure

Freehold

## Directions

From The Spixworth Road turn left onto Church Street and follow the road taking the shingle driveway on your right after the row of terrace houses, where the property can be found.

