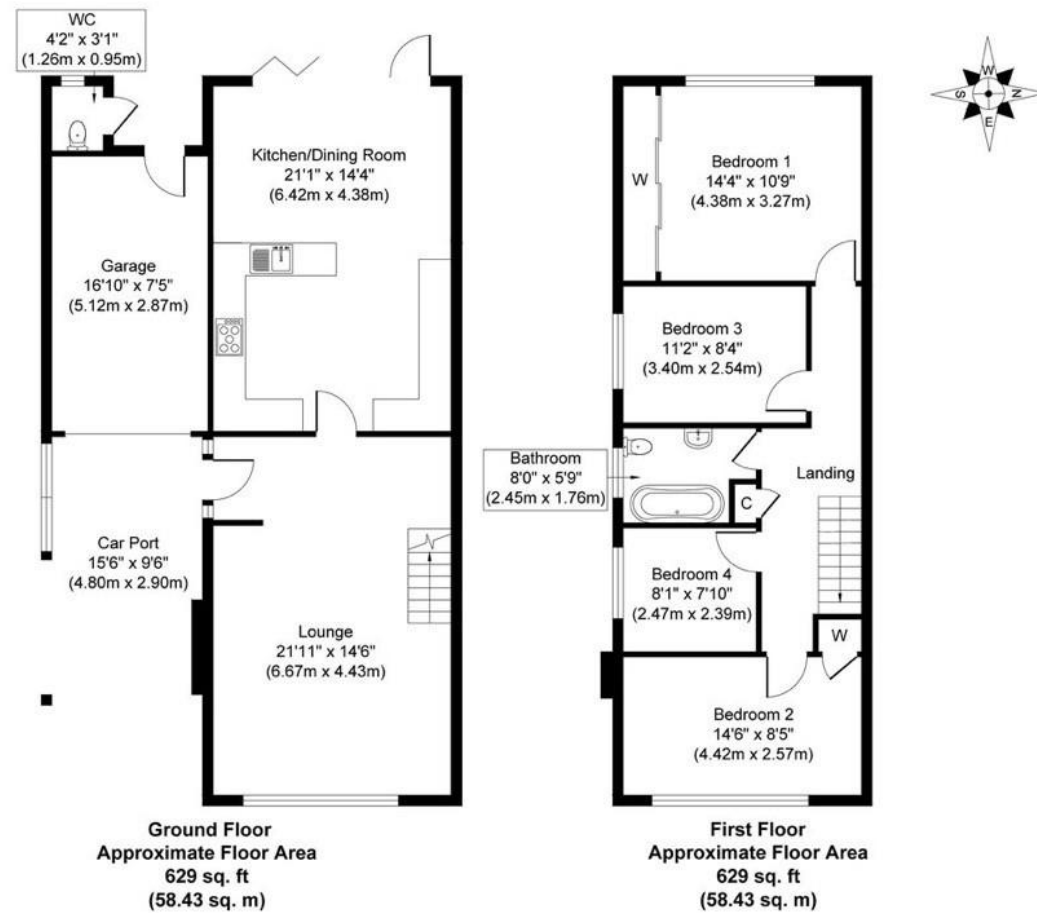


Warren Close, Old Catton
OIEO £450,000 Freehold



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.

- Spacious Detached Family Home
- Four Well Proportioned Bedrooms
- 21ft Modern Kitchen/Dining Room
- Generous Sitting Room
- Modern Family Bathroom
- Downstairs Cloakroom
- Substantial Plot Including Tennis Court
- Garage & Car Port
- Driveway Providing Off Road Parking
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are delighted to bring to the market this four bedroom detached family home situated on a popular road within Old Catton.

Benefitting from substantial private gardens, this beautiful home has been modernised to a high standard throughout by the current owner and viewing is essential to appreciate both the property and plot.

The accommodation comprises; generous sitting room with stairs which rise to the first floor and a door leading to the kitchen/dining room. The kitchen dining room is a wonderful entertaining space and features bi-folding doors in the dining area which lead to the gardens at the rear. Fitted with a range of contemporary wall and base units, the kitchen also has fitted appliances including a double electric oven and dishwasher. There is also a central breakfast bar with inset sink and drainer with boiling water tap above.

To the first floor there is a good sized landing which serves as access for the four well-proportioned bedrooms and the family bathroom. The principal bedroom is a good size double and features built in wardrobes with bedrooms two and three also being doubles. The family bathroom has also been re-fitted and features a three piece white suite.

Outside

To the outside the property has a driveway with car port which provides off road parking and leads to the single garage with up and over door. To the rear aspect there is a lovely garden with additional land purchased by the current owners which gives this property the real wow factor. The garden is lawned with mature flower and shrub borders with steps down to the main garden which is currently used as a full sized tennis court.

With a multitude of potential uses, the garden is enclosed by mature trees and is perfect for enjoying the evening sunshine. The owners have also found an onward purchase.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

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

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Directions

From Spixworth Road, turn into The Warren and take the first turning right continuing on The Warren where it becomes Warren Close where the property can be found on the right hand side.

