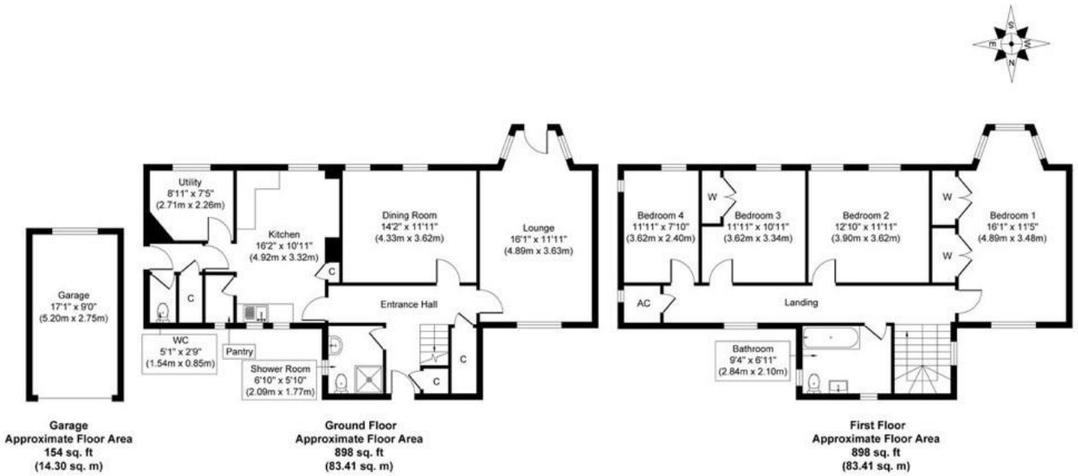

Garage
Approximate Floor Area
154 sq. ft
(14.30 sq. m)

Ground Floor
Approximate Floor Area
898 sq. ft
(83.41 sq. m)

First Floor
Approximate Floor Area
898 sq. ft
(83.41 sq. m)

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.

ICONIC
ESTATE AGENTS

Dowding Road, Old Catton, Norwich
Guide Price £500,000 - £525,000 Freehold

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

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

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.

- 1940’s Detached Character Home
- Entrance Hallway With Turned Staircase
- Four Well Proportioned Bedrooms
- Kitchen With Utility Room
- Two Reception Rooms
- Shower Room, Cloakroom & Family Bathroom
- Versatile Accommodation Throughout
- Generous Mature Gardens
- Sought After Residential Location
- EPC Rating D / Council Tax Band E

ICONIC

Dowding Road
Old Catton Norwich, NR6 6DD

Description

A truly distinctive character home situated on a sought after road within NR6.

This 1940's built detached home has a wonderful mature garden and early viewings are essential to appreciate the space and tranquillity this lovely home offers.

As you enter the property there is a generous entrance hallway with a characterful turned staircase and doors which lead to all the principal ground floor rooms. The sitting room is a good size and benefits from a lovely dual aspect with a window to the front and bay window to the rear aspect which looks over the rear garden. There is a separate dining room which is currently used as a home office and could also be used as another sitting room if required. The kitchen is a good size and is fitted with a range of wall and base units and there is ample space for appliances. From the kitchen there is also a separate utility room, pantry, storage cupboard and downstairs WC. There is also a further door which leads to the side aspect which gives access to the gardens and single garage.

To the first floor there is a large landing with airing cupboard and doors which lead to all bedrooms and the family bathroom. All bedrooms are well proportioned and the family bathroom features a three piece white suite which comprises a panel bath, low level WC and a hand wash basin.

Agents Notes:

There is a management residents company with monthly cost of £37.50 pcm

Outside

Outside to the front aspect there is a lawn garden with pathway to the front and side aspect. There is also a driveway which provides ample off road parking and serves as access to the single garage with up and over door. To the rear aspect there is a beautiful garden which is adorned with mature trees and flower and established flower and shrub borders.
All enclosed by timber fencing, this stunning garden offers a great degree of privacy and needs to be seen.

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

Norwich City Council, City Hall, St. Peters St.
Norwich, NR2 1NH
Council Tax E

Tenure

Freehold

Directions

From St. Faiths Road, turn into Taylor's Lane and turn right into Dowding Road. Follow the road round to the left where the property can be found on the left hand side.