



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.



Billing Close, Old Catton
OIEO £290,000 Freehold



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
- Three Well Proportioned Bedrooms
- Kitchen/Breakfast Room
- Dining Room
- Three Piece Family Bathroom Suite

- Private Mature Garden
- Garage & Driveway Providing Parking
- Popular Residential Location
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

A delightful three bedroom family home situated in the heart of Old Catton.

Well maintained by the current owners, this attractive property benefits from good décor throughout and is also offered with no onward chain.

The accommodation comprises; entrance porch with further door leading into the sitting room. The sitting room is generous in size with French doors to the dining room and a window to the front aspect. The dining room is well proportioned with a window overlooking the garden and an opening to the rear lobby which gives access to the kitchen/breakfast room and has stairs which rise to the first floor. The kitchen/breakfast room is also a good size and is fitted with range of wall and base units which offer ample storage. There is also ample space for appliances and a dining table.

To the first floor there are three well proportioned bedrooms and a family bathroom with three piece suite which comprises of a panel bath with shower over, low level WC and a hand wash basin.

Outside

Outside to the front aspect there is a lawn garden with driveway providing parking and allowing access to the garage. To the rear aspect there is an attractive private garden which is enclosed by timber fencing and has dual access either side of the home which leads to the front.

This lovely mature garden benefits from a range of mature flower and shrub borders with a well kept lawn and a patio area that provides seating.

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

Tenure

Freehold

Directions

From Spixworth Road, turn into Proctor Road and take the second turning right into Billing Close where the property can be found indicated by our For Sale Board.

