

Ben Allman
Estate & Letting Agents

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FOR SALE
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143 Moore Avenue

Old Catton, Norwich, NR6 7LQ

Offers in excess of £315,000



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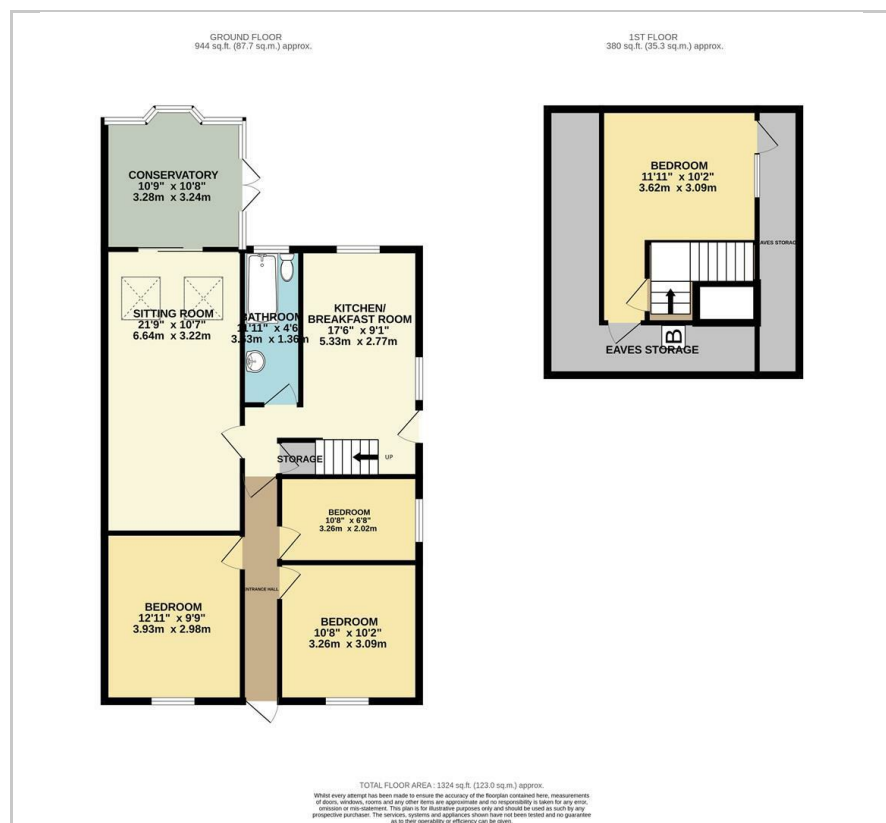


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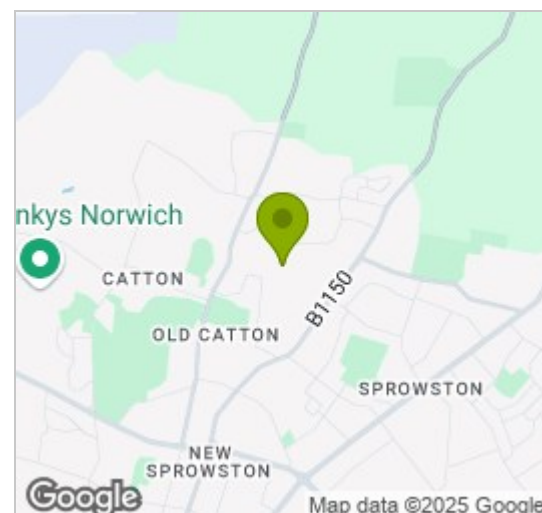


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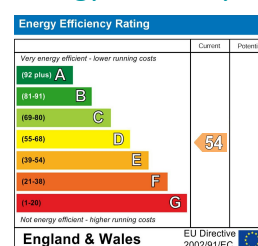
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- New Boiler Installed 2021
- New Windows Installed 2022
- New Bathroom Installed 2023
- Three Double Bedrooms Plus a Single Bedroom
- Large Garden and Driveway
- Newly Built 14ft Shed with Outside Seating Area and Hot Tub Power Supply
- Conservatory/Utility

This extended four-bedroom chalet bungalow is situated on a quiet road in a sought-after residential area, featuring a spacious rear garden and a sizeable shingle driveway. The current owners have thoughtfully reconfigured the layout to enhance the living space whilst making carefully selected improvements throughout.

On the ground floor, you'll find an inviting kitchen/breakfast room with a useful side door, a newly fitted bathroom, a large sitting room which seamlessly flows in to a dining space, a conservatory, and three bedrooms. Upstairs, an attic conversion offers a generous double bedroom with enormous eaves storage which wraps around 3/4 of the bedroom.

The outdoor space is equally impressive, with a beautifully landscaped south-facing rear garden which is predominantly laid to lawn and surrounded by shrubs. There is a newly built 14ft shed with pergola attached, providing the perfect outdoor seating area, plus power supply for a hot tub. This property combines comfort and style, making it an ideal family home



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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