



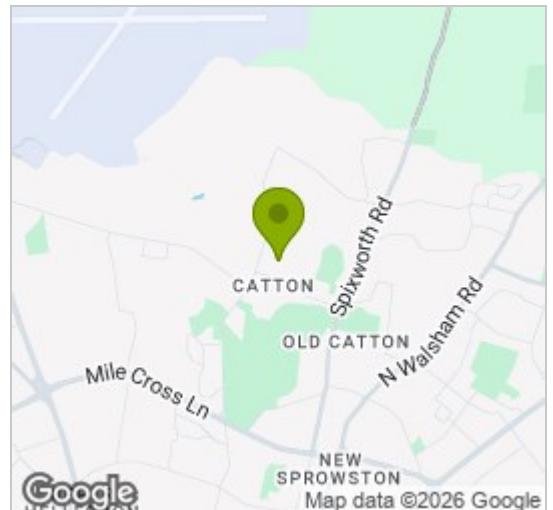
16 Garrick Green
Old Catton, Old Catton, NR6 7AL
Guide price £385,000



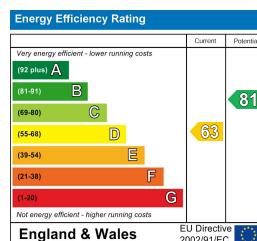
Floor Plan



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.

- 50ft (STMS) Rear Garden
- 19ft Garage And Car Port
- 7.3m Sitting Room With Patio Doors Leading To The Rear Garden
- Upgraded Double Glazed Windows Throughout
- New Combi Boiler installed In 2021
- New Radiators Installed In 2021
- Ground Floor WC And First Floor Shower Room
- EPC Rating - D



This charming 1970s detached house is situated in a desirable residential cul-de-sac. The beautifully manicured front and rear gardens offer a welcoming atmosphere, and the impressive 50ft (STMS) garden at the back features delightful views of the church, creating a serene outdoor retreat, boasting various shrubs, trees and complete with 2 large sheds that are equipped with an electrical power supply.

As you approach the property, the front garden impresses alongside the car port and the spacious 19ft garage, with power connected. Inside the property, a hall entrance gives access to a WC, a 7.3m sitting room with patio doors, along with a well appointed kitchen and separate dining room. Upstairs, the four generous bedrooms have been thoughtfully designed to maximise the space created by the pitched roof. The first floor is complete with a shower room.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.