

# Astley & co



28 Mansel Drive  
Old Catton

Norwich

**Price:** Guide  
Price £425,000

## Information

Large, detached family home that has been extended and improved with four bedrooms and three reception rooms.

The rooms are light, bright and airy. There is lots of space on offer for all the family to grow.

A lovely big garden of 126 ft (sts) which is south facing and enjoying sunshine most of the day. Two bathrooms and a downstairs cloakroom

Comprising Entrance Hall, Kitchen, Utility Room, Dining Room, Living Room, Bedroom 5/Study, First Floor Landing; Four Bedrooms, Bathroom Shower Room. Outside; Front & Rear Gardens, Garage.

Gas Fired Central Heating. Energy Performance Rating D

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ESTATE AGENTS

### Description

**Living Room** 20' 9" x 11' 7" (6.32m x 3.53m)

**Kitchen** 17' 7" x 10' 11" (5.36m x 3.33m)

**Dining Area** 10' 8" x 8' 10" (3.25m x 2.69m)

**Study** 13' 9" x 11' 7" (4.19m x 3.53m)

**Utility Room** 8' 4" x 6' 9" (2.54m x 2.06m)

**Cloakroom** 5' 6" x 2' 8" (1.68m x 0.81m)

**Bedroom 1** 13' 9" x 11' 7" (4.19m x 3.53m)

**Bedroom 2** 15' 5" x 8' 4" (4.7m x 2.54m)

**Bedroom 3** 13' 5" x 8' 9" (4.09m x 2.67m)

**Bedroom 4** 8' 6" x 6' 7" (2.59m x 2.01m)

**Bathroom** 6' 2" x 5' 5" (1.88m x 1.65m)

**Shower Room** 6' 9" x 5' 3" (2.06m x 1.6m)

### Summary of accommodation

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Big Garden
- Good Sized Family House
- Gas Fired Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Astley & Co Estate Agents

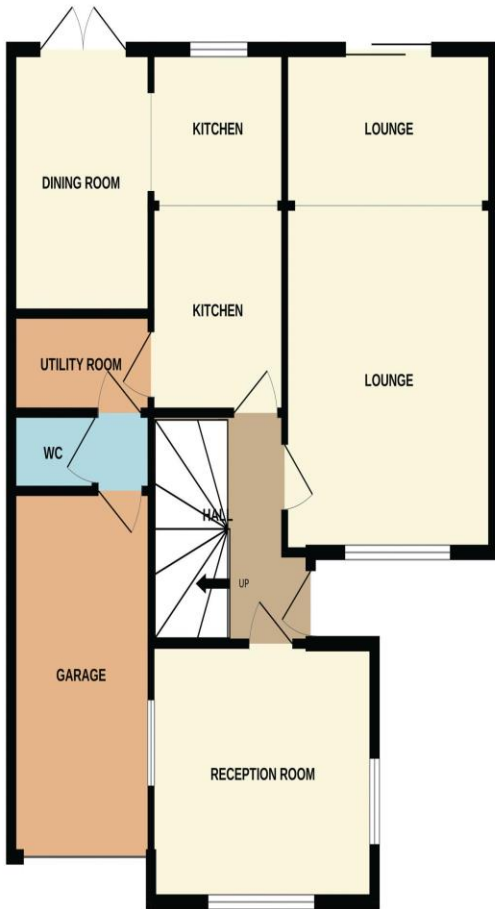
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GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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