



29 North Walsham Road | | Norwich | NR6 7QA

Offers Over £270,000

GUIDE PRICE: £270,000 - £280,000. Gilson Bailey are delighted to present this beautifully extended and immaculately maintained three-bedroom mid-terrace home, ideally situated within the highly sought-after suburb of Old Catton, offering a perfect blend of character, space, and modern living. Thoughtfully enhanced, the property boasts a welcoming entrance hall leading to a cosy lounge with a wood burner, a separate dining room ideal for entertaining, a stylish kitchen with adjoining utility room, a contemporary ground floor bathroom, and a superb garden room that creates additional versatile living space with views over the rear garden. Upstairs, there are three well-proportioned bedrooms and a convenient WC off landing. Externally, the home benefits from a driveway providing off-road parking and a generous, private, and mature rear garden complete with a charming summerhouse—perfect for relaxing or working from home. With double glazing, gas central heating, and presented in excellent condition throughout, this fantastic property will appeal to a wide range of buyers, and early viewing is highly recommended to fully appreciate all it has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any investment purchase. The service, contents and specifications shown here are based on the current plans and are subject to change without notice. Made with Metaphor 12/2014

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Door to dining room and stairs to first floor.

Lounge 12'0" x 11'3"

Double glazed window, radiator, wood burner.

Dining Room 11'8" x 11'5"

Radiator, cast iron fireplace.

Kitchen 12'5" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for dishwasher.

Utility Room 11'8" x 5'2"

Space for washing machine and fridge/freezer.

Bathroom 8'7" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Garden Room 8'2" x 7'10"

Door to garden.

First Floor Landing

Doors to three bedrooms and WC.

Bedroom One 14'11" x 12'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'0" x 9'7"

Double glazed window, radiator.

Bedroom Three 12'7" x 8'0"

Double glazed window, radiator.

WC

Low level WC, hand wash basin.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, summerhouse, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities


Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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