Aldreds
Estate Agents

23 Thorn Road, Catfield, NR29 5AY

£270,000

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# 23 Thorn Road

## Catfield, Great Yarmouth, NR29 5AY

£270,000

- Spacious Detached Bungalow
- Oil Fired Central Heating
- End Of Cul-De-Sac Location
- Nicely Enclosed Gardens
- Be Quick To View!
- Lounge with Woodburning Stove
- Three Bedrooms
- Workshop/Garage
- Popular Broadland Village
- Offered With No Onward Chain

Aldreds are pleased to offer this spacious three bedroom detached bungalow located in a pleasant cul-de-sac position within the popular Broadland village of Catfield. This well situated property offers accommodation including an entrance hall, kitchen, lounge with wood burning stove, three bedrooms and shower room.

The property offers uPVC sealed unit double glazed windows, oil fired central heating, generous gardens, a 9.75m workshop/garage and gated off road parking. Now offered with no onward chain, early internal viewing is highly recommended.

### Entrance Hall 5'6" x 3'5" (1.7m x 1.05m)

Obscure glazed entrance door with glazed side panel, double doors giving access to;

### Inner Hall

Loft access, radiator, power point, thermostat, doors leading off;

### Kitchen 10'2" x 10'0" (3.12m x 3.06m)

Windows to side and rear aspects, tiled flooring, radiator, wall mounted oil fired radiator for hot water and central heating, a range of fitted kitchen units with work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, space for free standing oven, ventilation.

### Lounge 14'8" x 12'2" (4.49m x 3.73m)

Window to side aspect, glazed French doors leading to rear garden, two radiators, power points, television point, brick built fire place surround with a wood burning stove on a tiled hearth.

## Bedroom 1 14'3" x 10'11" (4.36m x 3.33m)
Window to front aspect, radiator, power points.

## Bedorom 2 10'11" x 10'5" (3.33m x 3.2m)
Window to front aspect, radiator, power points.

## Bedroom 3/Dining Room 11'1" x 7'9" (3.39m x 2.37m)
Window to side aspect, radiator, power points, built-in airing cupboard housing hot water cylinder with immersion heater.

## Shower Room
Side facing obscure glazed window, fully tiled walls, low level w.c. with enclosed cistern, hand wash basin within a fitted storage unit, tiled shower cubicle with fixed screen, electric shower over, ventilation, heated towel rail.

## Outside
The property occupies a pleasant position at the end of this quiet cul-de-sac location. The gardens are nicely enclosed and wrap around the property, laid to lawn with a variety of shrubbery and planting, double timber gates give access to a shingled parking area from Thorn Road.

## Directions

From Aldreds Stalham office proceed along the A149 towards Great Yarmouth for approximately 3 miles, turn right sign posted to Catfield, proceed into the village of Catfield continuing through the street bearing sharply round to the right, then turning right again by the Post Office into Church Road, continue a short way along before turning left into Thorn Road where the property can be found at the end of the road.

## Workshop/Garage 31'11" x 7'10" (9.75m x 2.39m)
Front facing up and over door, side facing window, rear service door.

## Gardens
With a selection of timber garden sheds, uPVC oil storage tank and a variety of mature planting including fruit trees and a patio to the rear of the property.

## Tenure
Freehold.

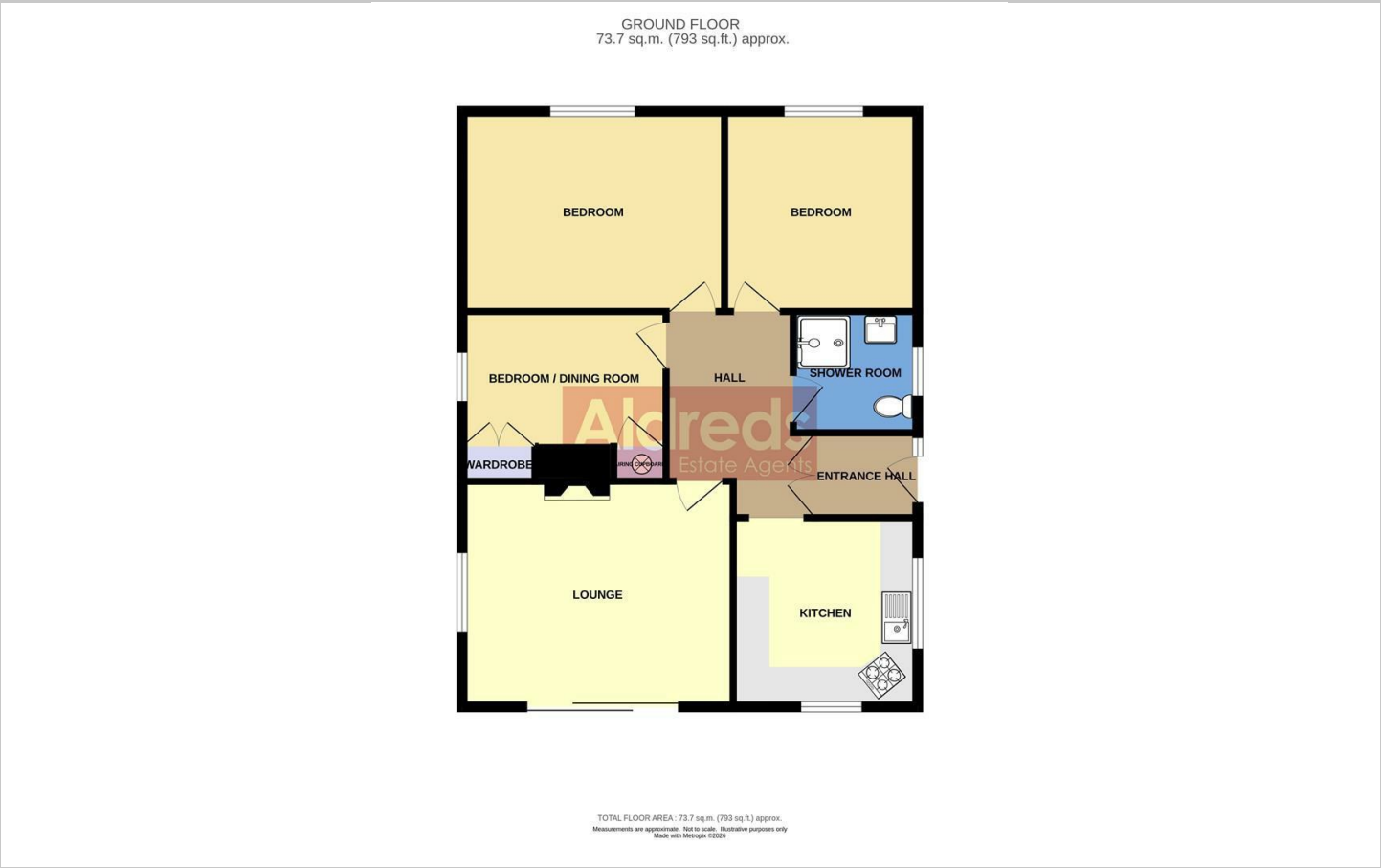
## Services
Mains water, electric and drainage.

## Council Tax
North Norfolk District Council - Band: C.

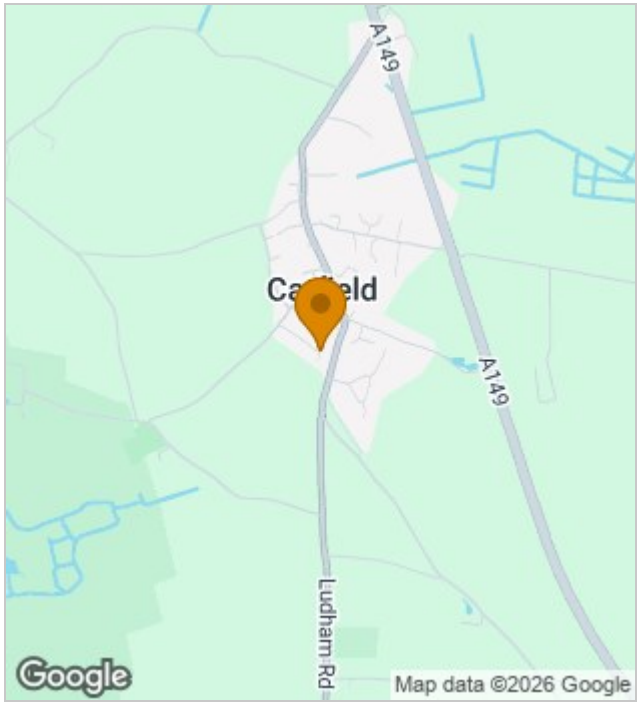
## Location
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

## Reference
PJL/S10121

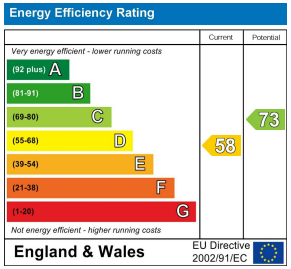
## Floor Plans




## Location Map




## Energy Performance Graph




## Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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