

Ben Allman
Estate & Letting Agents



102 Proctor Road

, Norwich, NR6 7PH

Offers in excess of £325,000



2



2

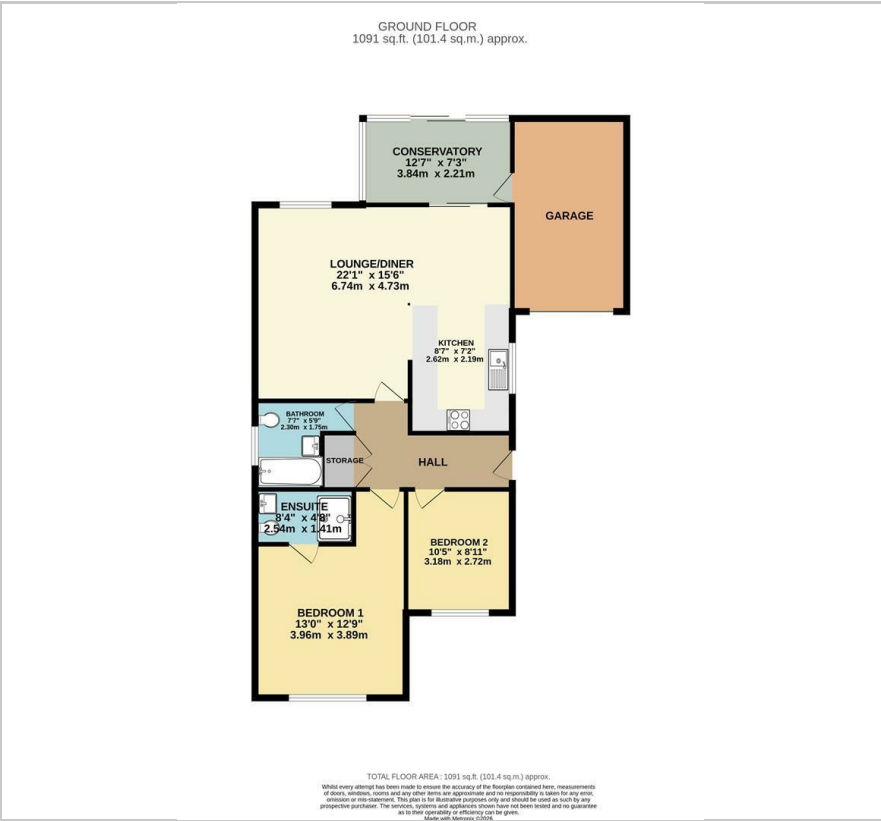


2



C

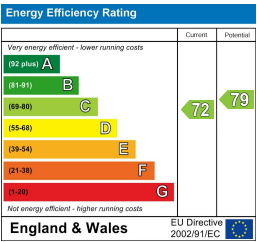
Floor Plan



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.

- Two Bedroom Detached Bungalow
- Beautifully Renovated And Modernised Throughout
- Expansive Open Plan Living Space To The Rear
- Ensuite Shower Room Off The Master Bedroom
- Driveway With Space For Multiple Cars
- Integral Garage
- Conservatory Overlooking The Rear Garden
- EPC Rating Upgraded To A C
- Gas Combi Boiler
- Offered With No Onward Chain

Situated on Proctor Road in the popular suburb of Old Catton, this fully renovated two-bedroom detached bungalow has been comprehensively improved throughout, including upgrades which have contributed to an EPC rating of C.

The property is approached via a large brick weave driveway providing ample off-road parking and access to the garage.

Entering through the front door, you are welcomed into a spacious hallway featuring decorative wood panelling, with access to all rooms and useful built-in storage cupboards. To the front of the property are two double bedrooms, both well-proportioned, with the principal bedroom benefitting from wood panelling and a modern en-suite shower room comprising a walk-in shower, WC and hand wash basin.

To the rear of the property is a generous open-plan living and dining area, offering ample space for a range of seating and dining furniture. This room also features attractive wood panelling and provides access to the loft via a hatch. The living space flows into the fitted kitchen, which offers a range of wall and base units, an electric oven and hob with extractor hood over, space and plumbing for white goods, and a breakfast bar area.

The family bathroom is fitted with a three-piece suite comprising a bath with mains-fed shower over, WC and



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.