

Ben Allman  
Estate & Letting Agents



50 Garrick Green

Old Catton, Norwich, NR6 7AN

Guide price £360,000



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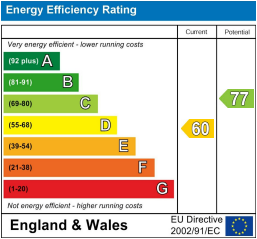
Floor Plan



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.

- No Onward Chain
- Overlooking Playing Fields
- Porch Entrance
- Ground Floor WC
- Grant Of Probate Awaited
- Double Garage With Power And Mains Water Connected
- Detached 1970's House Requiring Modernising
- Four Bedrooms
- First Floor Bathroom And Separate WC
- EPC Rating - Awaited

Set back from the road behind a double garage with power, this substantial four-bedroom detached family home offers an excellent opportunity for buyers looking to modernise and create a long-term home tailored to their own taste.

Approached via a tree-lined pathway, the property enjoys a pleasant and private position and backs directly onto playing fields, providing a desirable open outlook and sense of space.

The accommodation begins with a porch entrance leading into a welcoming hallway. From here, doors open to a generous sitting room and a separate dining room, both benefitting from large windows that allow plenty of natural light. The kitchen/breakfast room offers access to the rear garden, while a ground floor WC completes the downstairs layout.

Upstairs, the property offers four well-proportioned double bedrooms, a family bathroom, and a separate WC, which would all benefit from upgrades.

Outside, the home enjoys a good-sized plot with the rear garden is mainly laid-to-lawn and backing onto open playing fields,

Although in need of modernisation, this property represents a fantastic opportunity to add value and create a bespoke family home in a popular and well-established residential area.



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