



## 12 Catton Court | | Old Catton | NR6 7AJ

**£260,000**

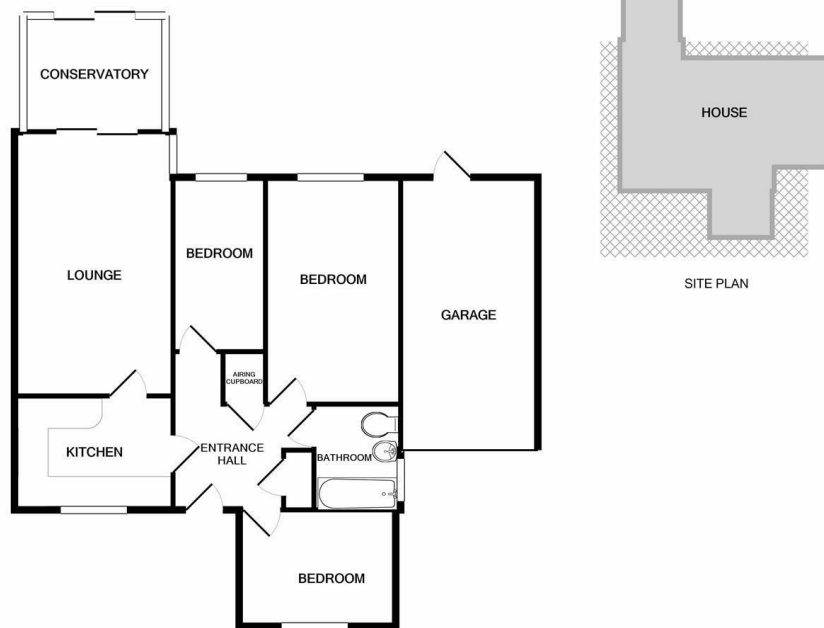
**\*\*BEAUTIFUL MATURE REAR GARDEN\*\*** Gilson Bailey are delighted to offer this spacious three-bedroom detached retirement bungalow, exclusively for the over-55s, tucked away within the highly sought-after suburb of Old Catton. The well-presented accommodation comprises an entrance hall, three bedrooms, a modern kitchen, a generous lounge, a bright conservatory, and a bathroom.

Outside, the property benefits from a driveway providing off-road parking, leading to a garage, while to the rear is a generous, beautiful mature rear garden, offering a peaceful and private outdoor space.

Additional features include double glazing and electric storage heating. Residents of Catton Court enjoy a range of excellent communal facilities, including a 24-hour emergency Careline alarm system, part-time on-site management staff, a residents' lounge with kitchen facilities where regular social events are held, guest accommodation, wheelchair-accessible grounds, and ample residents' and visitors' parking.

An internal viewing is highly recommended to fully appreciate everything this superb retirement home has to offer!





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Location

Catton Court is situated close by to many local amenities including Catton park, popular shops, restaurants and supermarkets, doctors surgery and post office. You are close by to a bus stop with regular public transport links to and from the city centre and the hospital also ease of access to the Norwich Ring Road and NDR.

### Accommodation Comprises:

Front door to:

#### Entrance Hall:

With doors to kitchen, three bedrooms and bathroom.

#### Kitchen: 10'5" x 7'3"

Fitted wall and base units with work tops over, sink and drainer, space for cooker, washing machine and fridge/freezer, integrated dishwasher, double glazed window to front.

#### Lounge: 18'0" x 10'4"

Sliding patio doors to rear, storage heater, TV point.

#### Conservatory: 9'4" x 7'7"

Double glazed brick and uPVC construction with sliding patio doors to rear.

#### Bedroom One: 14'8" x 8'10"

Double glazed window to rear, electric heater, TV point.

#### Bedroom Two: 11'4" x 6'0"

Double glazed window to rear, electric heater.

#### Bedroom Three: 10'3" x 7'6"

Double glazed window to front, storage heater, TV point.

#### Bathroom: 6'11" x 5'8"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

#### Outside - Front:

Paved driveway for off-road parking.

#### Single Garage:

With electric door, power and lighting.

#### Outside - Rear:

Patio seating area, leading to lawned area, mature plants, shrubs and trees. two timber sheds, summerhouse, enclosed by timber fencing and brick walling.

#### Local Authority:

Broadland District Council - Tax band B

#### Utilities:

Ultrafast full fibre broadband available.  
Mains water and electric.


#### Tenure:

Leasehold: Term 125 years from 1 April 1987.  
Service Charge: £2717pa  
Ground Rent: £335pa

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council

**Tenure**

Leasehold

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.