

Aldreds
Estate Agents

West View Back Lane

Catfield, NR29 5AU

Guide Price £350,000 - £375,000

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Sitting in this popular Broadland village we are delighted to offer this well presented and spacious, modern three bedroom detached bungalow. Accommodation includes entrance porch, entrance hall, lounge, kitchen/diner, conservatory, utility toom, master bedroom with ensuite, two further bedrooms and a bathroom. Oil central heating and double glazing. Gardens and a driveway leading to garage. Offered with no chain

Entrance Porch
Entrance door

Entrance Hall
Loft access, storage cupboard, radiator

Lounge
17'10" x 10'11" (5.46 x 3.35)
Double glazed window to front aspect, radiator

Kitchen/Diner
14'7" x 9'10" (4.46 x 3)
Base & wall units with worktops, sink with drainer, plumbing for dishwasher, electric hob, electric oven, part tiled walls

Conservatory
6'6" x 6'6" (2 x 2)
Brick based with sealed unit double glazing

Utility Room
8'9" x 4'9" (2.67 x 1.46)
Double glazed window to rear aspect, base units, plumbing for washing machine

Master Bedroom
16'4" x 11'0" (5 x 3.36)
Double glazed patio door to rear, radiator, door to

Ensuite
Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, tiled walls, heated towel rail

Bedroom 2
12'8" x 9'10" (3.88 x 3)
Double glazed window to side aspect, radiator















Bedroom 3

9'10" x 9'10" (3 x 3)

Double glazed window to front aspect, radiator

Bathroom

10'11" x 5'9" (3.33 x 1.76)

P shaped bath with shower over, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator

Outside

To the front there is a driveway leading to garage (4.26m x 2.6m) with up & over door and power & light. Lawned garden. To the rear there is a lawned garden with patio, timber shed, oil tank.

Tenure

Freehold

Services

Mains water, electricity, drainage,

Council Tax

Band D

Location

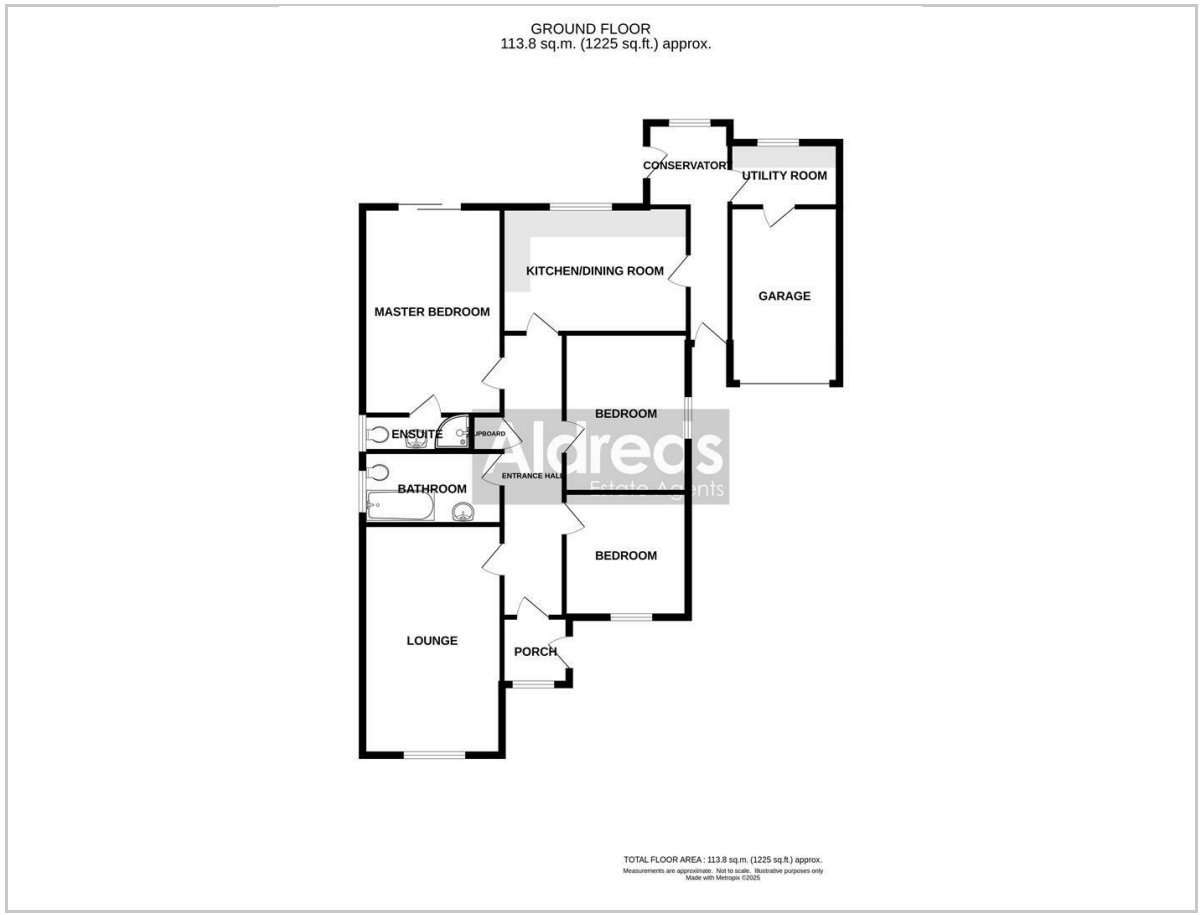
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby 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.

Directions

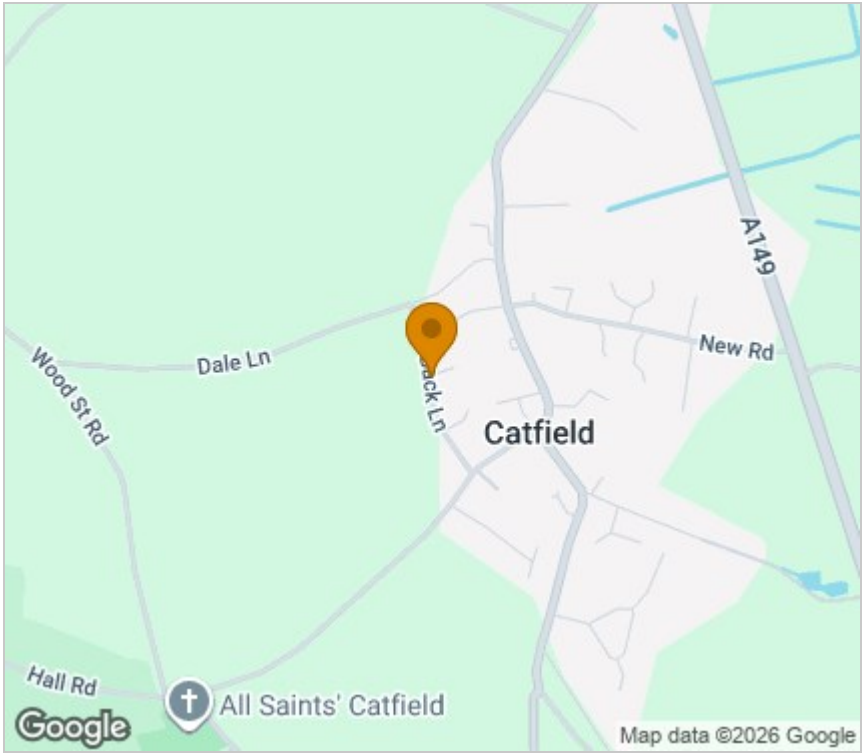
From Aldreds Stalham office proceed along the A149 towards Great Yarmouth for approximately three miles, turn right, sign posted to Catfield, proceed into the village of Catfield passing through the village centre through the 'S' bend, continue towards Ludham on The Street, turn right into Church Road, turn right in to Back Lane

Ref S9969

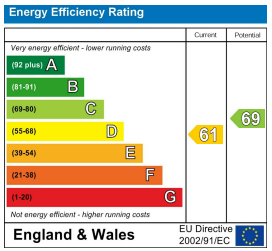
Floor Plan



Area Map



Energy Efficiency 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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