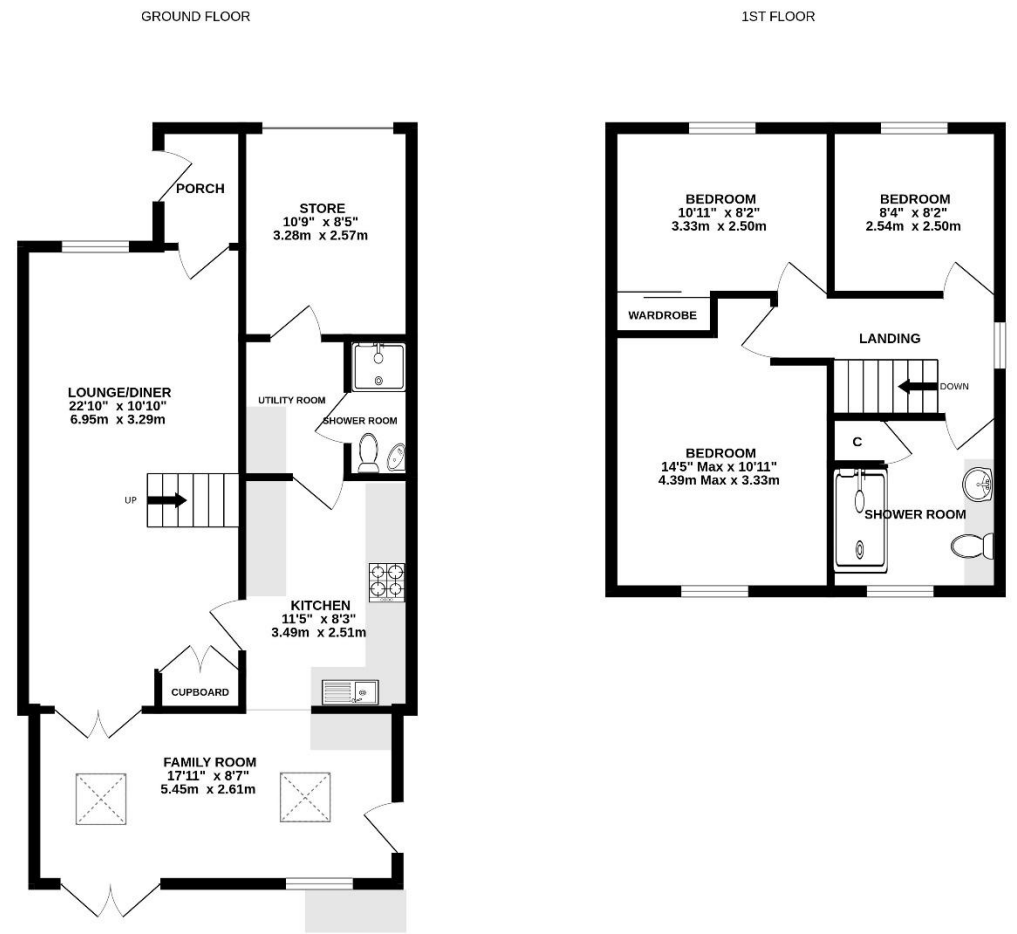


Proctor Road, Old Catton
OIEO £350,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**    
Norwich **01603 740044**

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. 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.

- Well Presented Detached Family Home
- Three Bedrooms
- Recently Fitted Kitchen with Integrated Appliances
- Extended Family Room
- Modern Family Shower Room
- Enclosed Garden With Patio
- Ample Parking & Store (Previous Garage)
- Downstairs Shower Room & Utility Room
- Sought After Location
- EPC Rating Tbc / Council Tax Band C

Description

This well-presented detached family home has been thoughtfully extended and improved by the current owners, offering spacious and versatile accommodation ideal for modern living.

The property is entered via a porch which leads into an impressive 22ft lounge/diner, featuring a stylish media unit, stairs rising to the first floor, and a defined dining area. French doors from the dining space open into the extended family room, creating a flow of living space perfect for both everyday family life and entertaining. The recently updated kitchen is finished to a high standard, boasting a range of wall and base units with Minerva work surfaces over, along with a selection of integrated Bosch appliances including an oven, microwave, and induction hob. There is also an integrated dishwasher and fridge freezer, as well as a breakfast bar providing additional seating. The kitchen opens seamlessly into the extended family room, which is flooded with natural light from Velux windows and further enhanced by French doors leading out to the rear garden.

The ground floor accommodation is completed by a utility room and a modern shower room, converted from part of the original garage. A remaining section of approximately 10ft provides useful storage space and benefits from an electric roller door.

Upstairs, there are three spacious bedrooms arranged off the landing, all served by a recently re-fitted contemporary three-piece shower room.

Outside

Externally, the property offers ample off-road parking to the front via a brick weave driveway. To the rear, there is an enclosed garden featuring a patio area and a shed, providing a great space for outdoor relaxation.

Location

Conveniently located, the property is within easy access of local schools, shops, and amenities that Old Catton has to offer.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
 Council Tax C

Tenure

Freehold

Agents Notes:

Under Section 21 of the Estate Agency Act, the owner of the property is associated with Iconic Estate Agents.

Directions

From Spixworth Road, turn into Proctor Road where the property can be found in the left hand side.

