



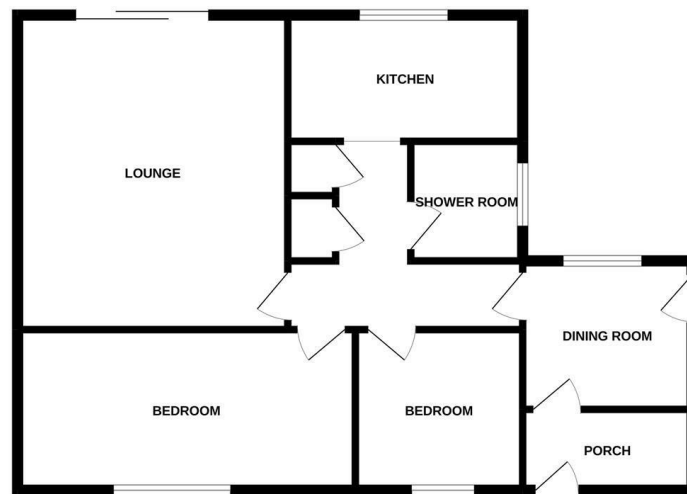
**42 West Acre Drive | Old Catton | Norwich | NR6 7HX**

**Offers In Excess Of £275,000**

**\*\*MODERNISED BUNGALOW ON A LARGE PLOT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this well-presented and extended two-bedroom semi-detached bungalow, peacefully tucked away in a quiet cul-de-sac within the sought-after suburb of Old Catton. Offering spacious and versatile accommodation throughout, the property comprises an entrance porch, generous lounge/diner, modern fitted kitchen, shower room, two bedrooms and an additional dining room providing flexible living space. Externally, there is a lawned front garden, driveway providing off-road parking leading to a garage, and to the rear a large, private wrap-around garden – perfect for relaxing or entertaining. Benefiting from double glazing, electric heating and offered with no onward chain, this attractive bungalow would suit a wide range of buyers. Early viewing is highly recommended.



## GROUND FLOOR



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time. Made with Metropack 12/2022

### Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

### Accommodation Comprises

Front door to:

#### Entrance Porch

Door to:

#### Dining Room 8'11" x 7'3"

Double glazed window to rear, PVC door to side, electric heater.

#### Lounge 16'7" x 14'3"

PVC sliding patio doors to rear, electric heater.

#### Kitchen 12'0" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window to rear.

#### Bedroom One 16'9" x 8'5"

Double glazed window to window to front, electric heater.

#### Bedroom Two 8'8" x 8'5"

Double glazed window to front, electric heater.

#### Shower Room 6'4" x 5'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

### Outside Front

Lawned garden with driveway and single garage.

### Outside Rear

Patio area, large lawned garden with mature plants and shrubs enclosed by hedging and timber fencing.

### Local Authority

Broadland District Council - Tax Band B

### Tenure

Freehold


### Utilities

ADSL copper wire to property.  
Mains water and electric.

### 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   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>88</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | <b>56</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

**Local Authority**

Broadland District Council, Tax Band B

**Tenure**

Freehold

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.