



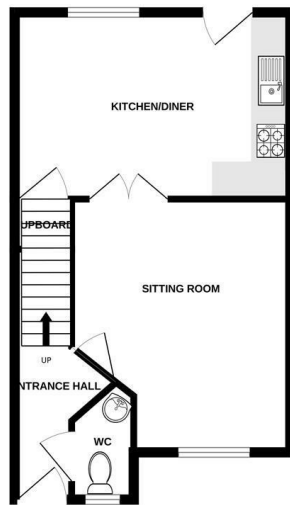
**34 Evans Way | Old Catton | Norwich | NR6 7LR**

**Guide Price £260,000**

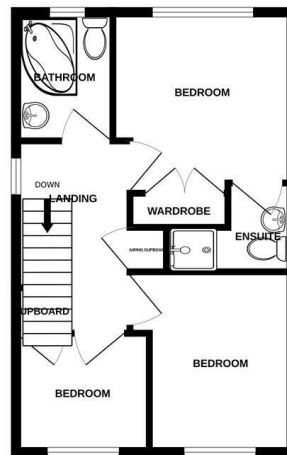
**\*\* GUIDE PRICE £260,000 TO £270,000 \*\* EXCELLENT FAMILY HOME WITH A FANTASTIC REAR GARDEN \*\*** Gilson Bailey are delighted to offer this **THREE BEDROOM, SEMI DETACHED HOUSE** situated on a **CUL DE SAC LOCATION** in the highly sought after suburb of **OLD CATTON**. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are **THREE BEDROOMS** and a **BATHROOM** off landing with bedroom one having an **EN-SUITE SHOWER ROOM**. Outside there is a **FRONT DRIVEWAY** providing off road parking **WITH AN ELECTRIC CHARGER POINT** and a good sized enclosed lawned rear garden **WITH THE ADDED BONUS OF A HOT TUB**. The house benefits from **UPVC double glazing, gas heating** and is in excellent condition throughout. The property makes the perfect home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



While 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 in conjunction with 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.  
Made with Metropix i2025

### 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

Door to

### Entrance Hall

Doors to WC, lounge, stairs to first floor.

### WC

Low level, hand wash basin, radiator.

### Lounge 14'7" x 11'6"

UPVC window, laminate floor, radiator, doors to

### Kitchen/Diner 15'8" x 10'7"

Two UPVC window, wall and base units, stainless steel fitted oven and hob, stainless steel extractor and splash back, space for fridge/freezer, dishwasher and washing machine, wall mounted gas boiler, door to rear.

### First Floor Landing

Doors to Bedrooms one, two, three, bathroom and airing cupboard.

### Bedroom One 10'3" x 10'5"

UPVC window, radiator, built in wardrobes, door to

### En Suite

Shower cubicle, low level WC, hand wash basin, radiator.

### Bedroom Two 10'1" x 9'0"

UPVC window, radiator.

### Bedroom Three 7'8" x 6'9"

UPVC window, radiator, door to cupboard .

### Bathroom

Bath with shower over, low level WC, hand wash basin, UPVC window, radiator.

### Outside Front

Lawned garden, driveway with parking and electric car point.

### Outside Rear

Patio, lawned garden, hot tub to be included, shed, enclosed by timber fencing.

### Local Authority

Broadland District Council - Tax Band C

### Tenure

Freehold

### Utilities

Ultrafast broadband available.


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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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 - Tax Band C

### 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.

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