



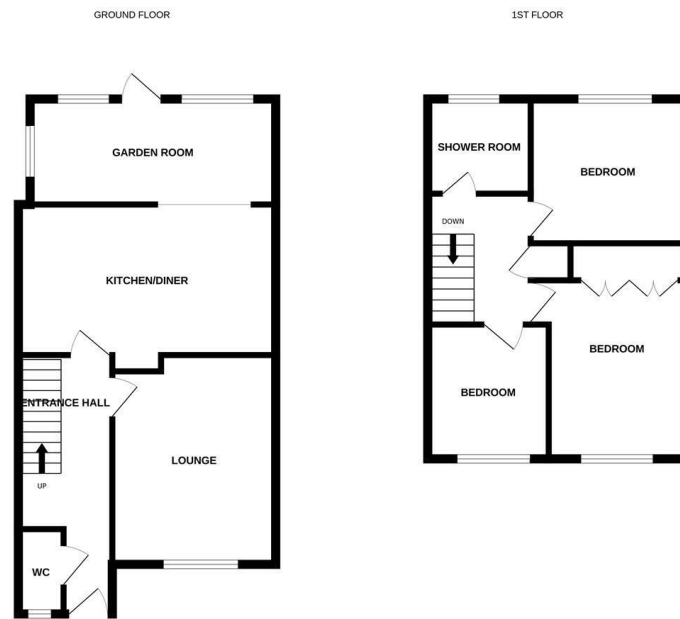
32 Woodham Leas | Old Catton | Norwich | NR6 7EE

Price Guide £270,000

****GUIDE PRICE £270,000 - £280,000****

****EXTENDED SEMI DETACHED TUCKED AWAY IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to present this beautifully extended three-bedroom semi-detached home, perfectly positioned at the end of a quiet cul-de-sac in the highly sought-after suburb of Old Catton. The ground floor boasts a welcoming entrance hall, WC, spacious lounge, a stunning modern kitchen/diner, and a versatile garden room complete with utility space. Upstairs, three well-proportioned bedrooms and a stylish shower room are all set off landing. Outside, the property benefits from a driveway providing off-road parking leading to a garage, while the low-maintenance shingled and paved rear garden offers the ideal space for relaxing or entertaining. With double glazing, gas central heating and the advantage of no onward chain, this superb home is ready to move straight into—making it an excellent first-time purchase or family home. Early viewing is strongly advised.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hectagon i2020

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 Hall

Doors to lounge, kitchen/diner, WC, large under stairs cupboard and stairs to first floor.

Lounge 13'5" x 10'6"

Double glazed window, radiator.

Kitchen/Diner 16'7" x 9'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, integrated dishwasher, radiator.

Garden Room 14'4" x 6'9"

Integrated washing machine, three double glazed windows, radiator, ceiling fan, door to rear.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 11'6" x 10'0"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 10'0" x 9'11"

Double glazed window, radiator.

Bedroom Three 8'7" x 7'9"

Double glazed window, radiator.

Shower Room 7'8" x 5'5"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Paved and shingled garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

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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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