

Ben Allman
Estate & Letting Agents



16 Garrick Green

Old Catton, Old Catton, NR6 7AL

Guide price £385,000



4



1



2



D

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.

The image displays three architectural floor plans. The Ground Floor plan shows a layout with a Dining Room (12'2" x 9'4", 3.72m x 2.85m), Kitchen (12'2" x 9'0", 3.72m x 2.96m), Sitting Room (23'11" x 12'2", 7.30m x 3.72m), Entrance Hall, and a central staircase. The 1st Floor plan features four Bedrooms (12'4" x 9'8", 12'5" x 11'1", 9'4" x 6'8", and 12'6" x 12'4"), a Landing, a Shower Room, a Bathroom, a Storage area, and two Wardrobes. The Garage plan is a simple rectangular structure.

DINING ROOM
12'2" x 9'4"
3.72m x 2.85m

KITCHEN
12'2" x 9'0"
3.72m x 2.96m

SITTING ROOM
23'11" x 12'2"
7.30m x 3.72m

ENTRANCE HALL

STAIRS

BEDROOM
12'4" x 9'8"
3.75m x 2.95m

BEDROOM
12'5" x 11'1"
3.74m x 3.37m

STORAGE

WARDROBE

LANDING

BEDROOM
9'4" x 6'8"
2.84m x 2.02m

BEDROOM
12'6" x 12'4"
3.82m x 3.75m

SHOWER ROOM
6'5" x 6'0"
2.10m x 1.90m

BATHROOM

CLOSET

CLOSET

GARAGE
18'11" x 9'2"
5.77m x 2.79m

TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.

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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81 plus) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		63	81
Not energy efficient - higher running costs		EU Directive 2020/1/EC England & Wales	

Please contact our Ben Allman Estate Agents Office
on 01603 555577 if you wish to arrange a viewing appointment
for this property or require further information.

- 50ft (STMS) Rear Garden
- 19ft Garage And Car Port
- 7.3m Sitting Room With Patio Doors Leading To The Rear Garden
- Upgraded Double Glazed Windows Throughout
- New Combi Boiler installed In 2021
- New Radiators Installed In 2021
- Ground Floor WC And First Floor Shower Room
- EPC Rating - D

A bright dining room with a wooden ceiling, a large window with a view of a garden, and a table set for a meal. The room features a wooden ceiling, a large window with a view of a garden, and a table set for a meal. The room is bright and airy, with a wooden ceiling and a large window. The table is set with a white tablecloth and a vase of flowers. The chairs are wooden and the floor is tiled. A rug is placed under the table. The room is well-lit and has a warm atmosphere.

A bright, modern kitchen with white cabinetry, a tiled backsplash, and a large window. The kitchen features a sink, stove, and refrigerator. A dining area with a table and chairs is visible through an open doorway. The room is well-lit by a ceiling light fixture.

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