



21 Thorn Road, Catfield, NR29 5AY

£275,000









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# 21 Thorn Road

Catfield, Great Yarmouth, NR29 5AY

- Spacious Detached Bungalow
- Well Presented Throputhought
- Oil Fired Central Heating
- 4.2m x 3m Workshop
- Sought After Broadland Location
- Two Double Bedrooms
- Modern fitted kitchen and shower room
- Generous Enclosed Garden
- Convenient Central Village Location
- Early Internal Viewing Highly Recommended

Aldreds are pleased to offer this well presented two bedroom detached bungalow, situated in a pleasant position in the centre of this popular Broadland village.

This well located bungalow offers accommodation including an entrance hall, lounge, a modern fitted kitchen, conservatory, two double bedrooms and a modern shower room. The property offers oil-fired central heating, uPVC sealed unit double glazed windows and a generous garden with a 4.2m x 3m workshop. Early internal viewing is highly recommended to appreciate this well appointed property.



## Entrance Hall

Part glazed entrance door with glazed side panel, power points, radiator, loft access, cloaks cupboard, doors leading off.

## Lounge 14'0" x 11'11" (4.29m x 3.65m)

Window to front aspect, radiator, power points, television point.

## Kitchen 10'7" x 8'10" (3.25m x 2.71m)

Windows to side and rear aspects, tiled flooring, radiator, built-in cupboard, a range of modern fitted kitchen units with work surface and tiled splashback, ceramic sink drainer with extendable mixer tap, integrated electric double oven, ceramic hob, part-glazed door giving access to;

## Conservatory 19'11" x 6'3" (6.09m x 1.92m)

Of a UPVC sealed unit double glazed construction on a brick built base with a pitched glazed roof, radiator, power points, television point, glazed French doors, patio doors and part-glazed door giving access to garden.







### Bedroom 1 11'4" x 11'1" (3.47m x 3.4m)

Window to front aspect, radiator, power points, a range of built-in wardrobes with sliding doors.

### Bedroom 2 10'9" x 10'5" (3.3m x 3.19m)

Window to rear aspect, radiator, power points.

### Shower room

Two rear facing obscure glazed windows, fully shower panelled walls with a shower cubicle with low level WC, wash basin within a fitted unit, towel rail, ventilation.

### Outside

The property occupies a generous plot with a Thorn Road address, but facing towards The Street, with an enclosed front garden which is laid to lawn with mature hedgerows to boundaries and pedestrian gate. To the rear of the property is a generous garden laid to lawn with paved pathways, large decked area and pond, workshop with power and greenhouse. The sides of the property are lean-to storage to one side and an external oil fired combination boiler for hot water and central heating to other side, external water supply, uPVC oil storage tank.

### Directions

From Aldreds Stalham office proceed along the A149 towards Great Yarmouth for approximately 3 miles, turn right sign posted to Catfield, proceed into the village of Catfield continuing through the street bearing sharply round to the right, then turning right again by the Post Office into Church Road, continue a short way along before turning left into Thorn Road where the property can be found towards at the end of the road towards the right hand side. The front of the property with pedestrian access to the front door faces towards The Street, almost opposite the bus stop.





### Workshop 13'9" x 9'10" (4.2m x 3.0m)

Timer building with power, lighting and plumbing for washing machine.

### Tenure

Freehold

### Services

Mains water, electric and drainage

### Council Tax

North Norfolk District Council - Band C

### Location

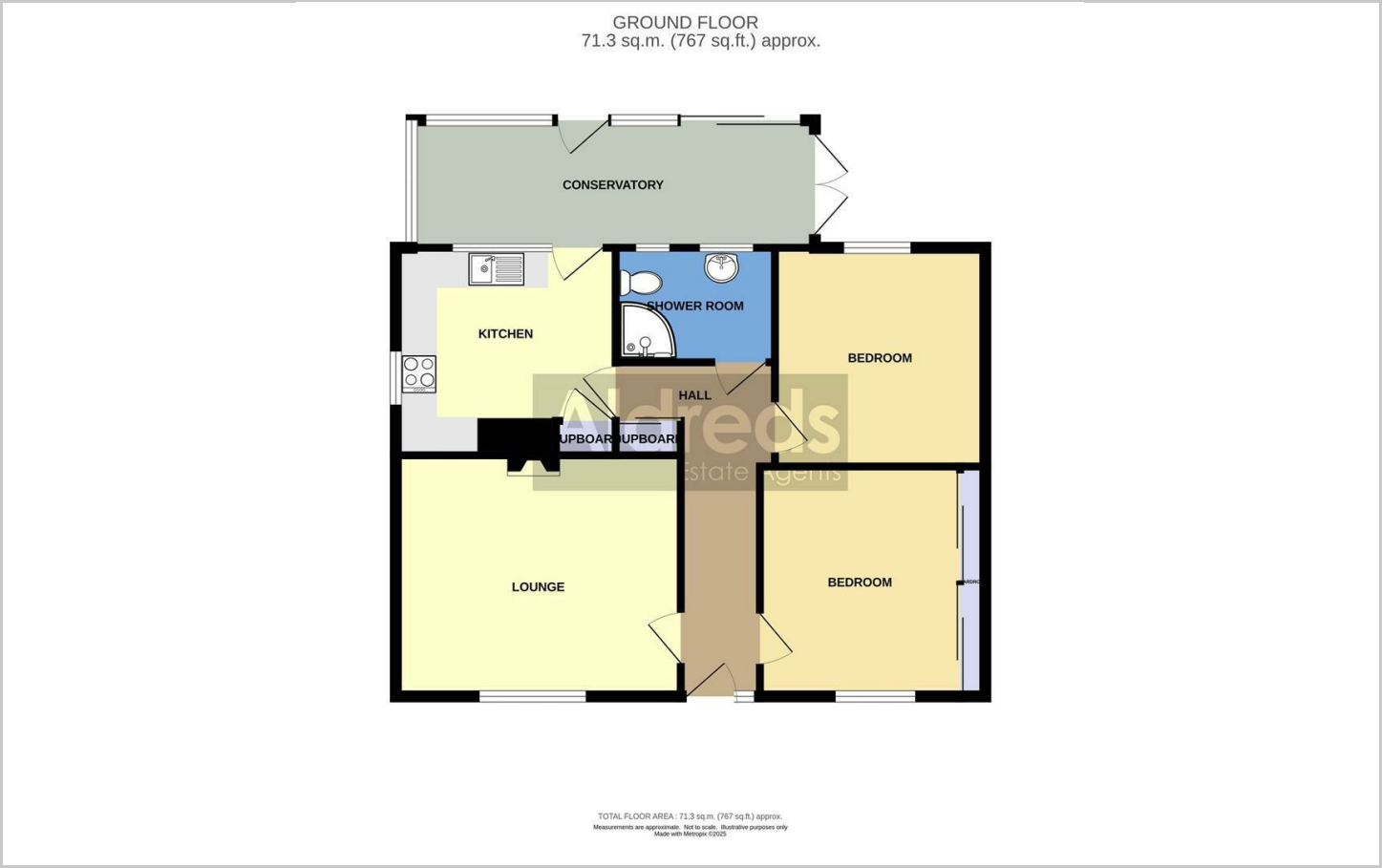
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities including a Tesco supermarket and is approximately 3 miles distant, with The Fine City of Norwich and Great Yarmouth both approximately 14 miles.

### Reference

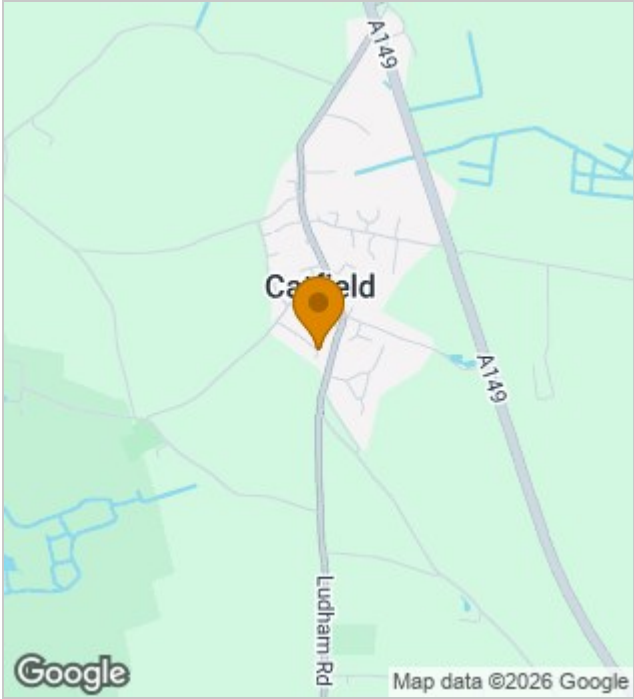
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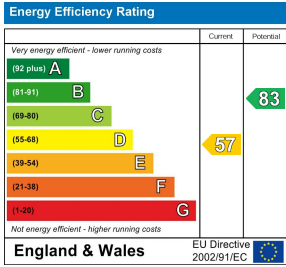
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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