



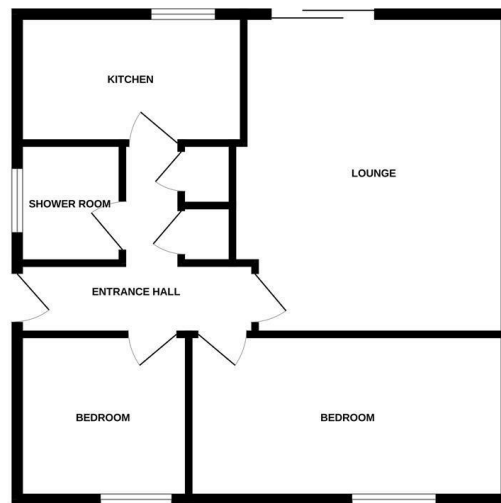
**4 Norman Drive | | Norwich | NR6 7HN**

**£255,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this stunning, modernised two-bedroom semi-detached bungalow, beautifully positioned overlooking the green in the highly sought-after suburb of Old Catton. The well-planned accommodation offers an entrance hall, spacious lounge, stylish modern fitted kitchen, contemporary shower room and two comfortable bedrooms. Outside, the property enjoys lawned gardens to both the front and rear, along with rear access to a driveway providing convenient off-road parking. Further benefits include double glazing, gas central heating and the advantage of no onward chain, making this an ideal purchase for first-time buyers or those looking to downsize—early viewing is highly recommended to avoid disappointment.



#### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, roads and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Metaphor 03/24

#### 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, two bedrooms and shower room.

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

Sliding patio doors, radiator.

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

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

#### Bedroom One 16'5" x 8'6"

Double glazed window, radiator.

#### Bedroom Two 8'11" x 8'5"

Double glazed window, radiator.

#### Shower Room 6'3" x 5'4"

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

#### Outside Front

Lawned garden.

#### Outside Rear

Lawned garden with mature plants and shrubs with rear gate access to driveway providing off road parking.

#### Local Authority

Broadland District Council, Tax Band B.

#### Tenure

Freehold


#### Utilities

Full fibre broadband available.  
Mains gas, water and electric.





#### 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>		
(55-68) <b>D</b>	<b>60</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 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.

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