



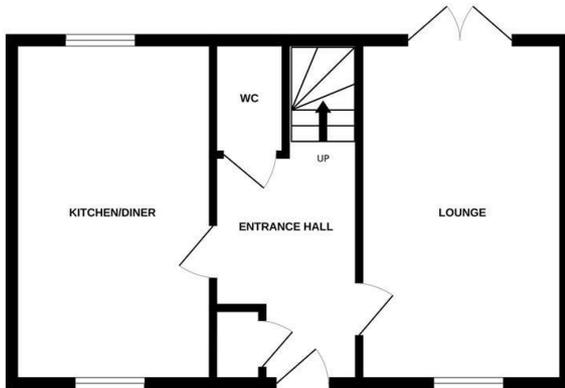
60 Collier Road | Old Catton | Norwich | NR6 7FB

Offers In Excess Of £300,000

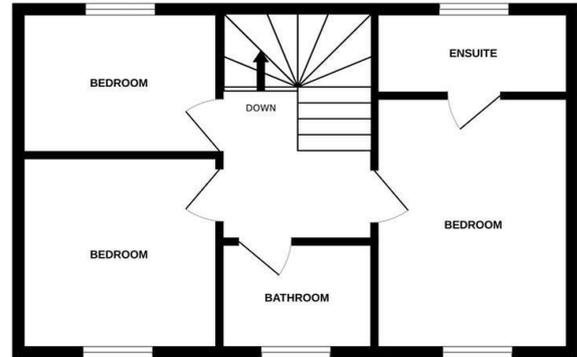
****MODERN DETACHED FAMILY HOME**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, TAYLOR WIMPEY, DETACHED HOUSE situated on a new estate in the sought after suburb of Old Catton. Accommodation comprising lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a family bathroom off landing with bedroom one having a convenient en-suite shower room. Outside there is a DRIVEWAY providing off road parking and to the rear there is a LARGE, PRIVATE GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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 by 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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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 and stairs to first floor.

Lounge 16'5" x 9'10"

Kitchen/Diner 16'4" x 9'6"

WC

First Floor Landing

Bedroom One 9'2" x 9'10"

En-Suite 9'10" x 4'0"

Bedroom Two 9'6" x 9'6"

Bedroom Three 9'6" x 6'11"

Bathroom 7'2" x 5'2"

Outside Front

Two small lawned gardens and a driveway providing off road parking.

Outside Rear

Large lawned garden enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.

Agents Note

Please note that an estate fee will be payable from October 2026. The amount is yet to be confirmed.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.