

**Aldreds**  
Estate Agents



10 Lea Road, Catfield, NR29 5BH

Guide Price £250,000 - £260,000



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# 10 Lea Road

Catfield, NR29 5BH

- Spacious Detached Bungalow
- En Suite Cloakroom & Wet Room
- Oil Fired Central Heating
- Lovely Mature Garden
- Popular Broadland Village
- Three Bedrooms
- uPVC Sealed Unit Double Glazed Windows
- PV Solar Panels
- Driveway Parking
- Offered With No Onward Chain

Guide Price £250,000 - £260,000 Aldreds are pleased to offer this spacious three bedroom detached bungalow situated in a pleasant position within the Broadland village of Catfield. This attractive bungalow offers an entrance hall, lounge, kitchen, three bedrooms (one with en-suite cloakroom) and a 'wet room' style shower room. A particular feature of the property is the wonderful, well stocked garden offering a high degree of privacy. The property further offers oil fired central heating, uPVC sealed unit double glazed windows and driveway parking. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



## Entrance Hall

Part glazed entrance door with glazed side panel, power point, telephone point, radiator, loft access, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

## Lounge 13'10" x 11'9" inc to 13'9" (4.24m x 3.6m inc to 4.2m)

Bay window to front aspect, radiator, power points, television point, thermostat, door giving access to;

## Kitchen 10'3" x 9'2" (3.13m x 2.8m)

Window to rear aspect, part glazed door to side leading to rear garden, tiled flooring, oil fired boiler for hot water and central heating, radiator, airing cupboard access, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric double oven, ceramic hob and extractor, door from hallway.





### Shower Room 8'4" x 5'3" (2.55m x 1.62m)

A 'wet room' style shower room with two rear facing obscure glazed windows, low level w.c., pedestal hand wash basin, non slip flooring with concave floor with floor drain, electric shower attachment, ventilation, radiator.

### Bedroom 1 12'8" x 10'5" (3.87m x 3.18)

Window to front aspect, radiator, power points.

### Bedroom 2 10'4" x 10'4" (3.17m x 3.17m)

Rear facing window, radiator, power points, door giving access to;

### Bedroom 3 18'5" x 9'0" at max (5.63m x 2.76m at max)

A spacious double aspect room, ideally suited otherwise as a second sitting room or study with front facing bay window, glazed French doors leading to rear garden, fitted wardrobe, radiator, power points, door to;

### En-Suite Cloakroom

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, tiled flooring.

### Directions

From Aldreds Stalham office proceed along the A149 towards Great Yarmouth for approximately three miles. Turn right into New Road, then first left into Lea Road, where the property can be found towards the end of the road on the right hand side, located by our FOR SALE board.



## Outside

The property occupies a generous plot with a beautiful mature garden. The rear garden is nicely enclosed with a variety of well stocked shrubbery and planting, pond, greenhouse, timber garden shed, external water and power supply, uPVC oil storage tank. The property has a brick weave driveway, providing parking space for two vehicles and a lawned front garden with central pathway.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: C.

## Energy Performance Certificate (EPC)

EPC Rating: 'C'

## Agents Note

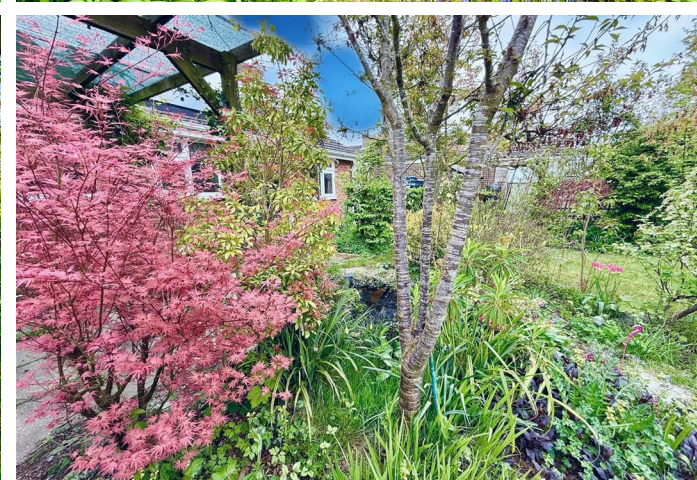
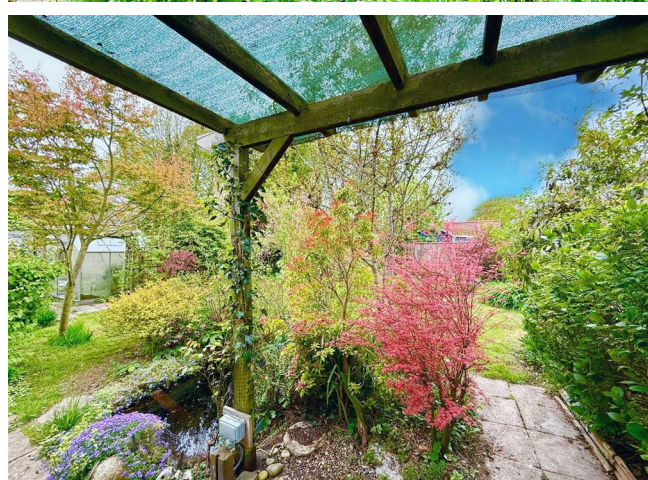
The property is fitted with PV solar panels.

## Location

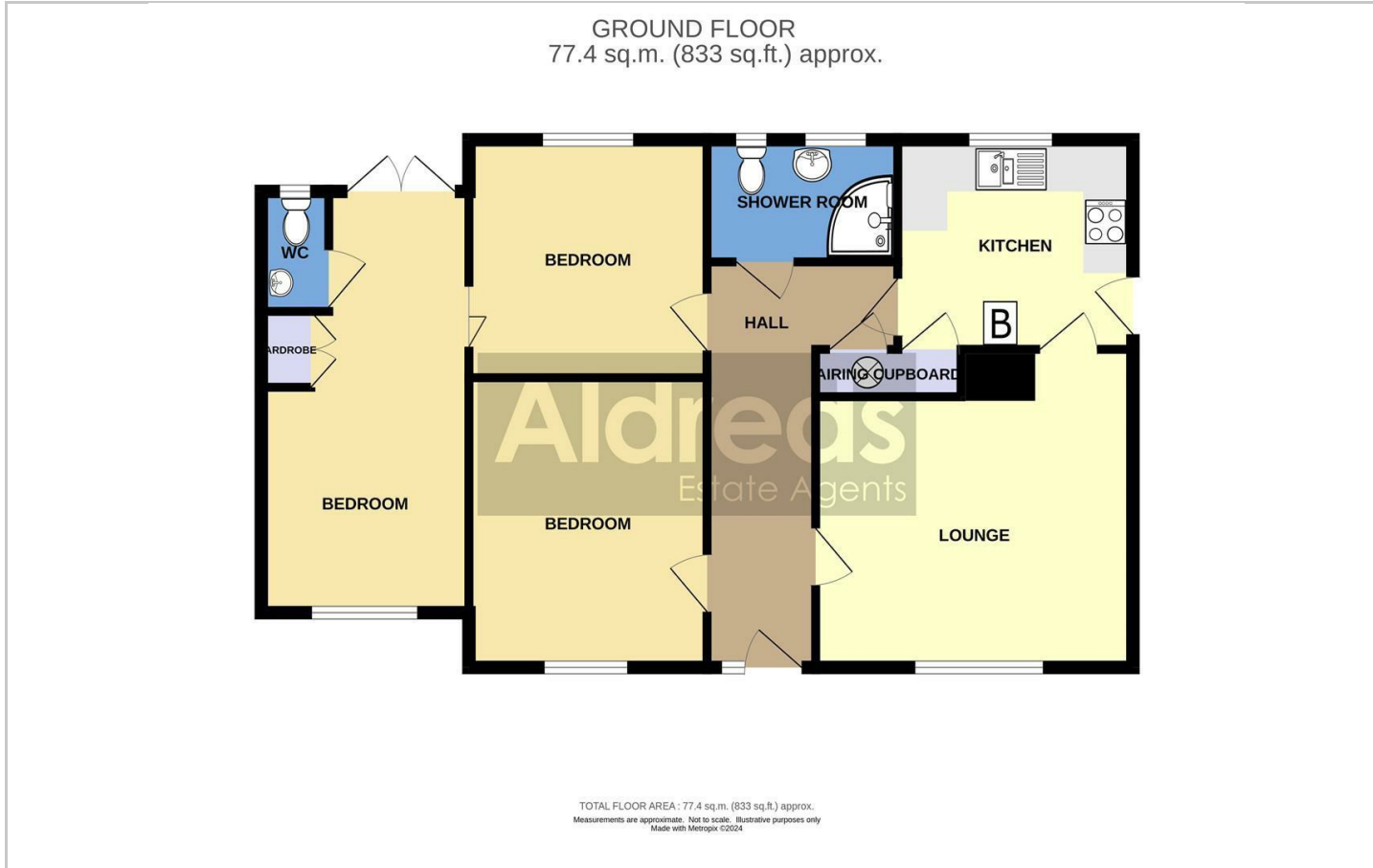
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby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

## Reference

PJL/S9882



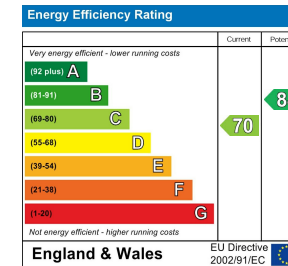
## Floor Plans



## 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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