

Aldreds
Estate Agents



West View Back Lane

Catfield, NR29 5AU

Offers In Excess Of £385,000



West View Back Lane

Catfield, NR29 5AU

Sitting in this popular Broadland village we are delighted to offer this well presented and spacious, modern three bedroom detached bungalow. Accommodation includes entrance porch, entrance hall, lounge, kitchen/diner, conservatory, utility toom, master bedroom with ensuite, two further bedrooms and a bathroom. Oil central heating and double glazing. Gardens and a driveway leading to garage. Offered with no chain

Entrance Porch

Entrance door

Entrance Hall

Loft access, storage cupboard, radiator

Lounge

17'10" x 10'11" (5.46 x 3.35)

Double glazed window to front aspect, radiator

Kitchen/Diner

14'7" x 9'10" (4.46 x 3)

Base & wall units with worktops, sink with drainer, plumbing for dishwasher, electric hob, electric oven, part tiled walls

Conservatory

6'6" x 6'6" (2 x 2)

Brick based with sealed unit double glazing

Utility Room

8'9" x 4'9" (2.67 x 1.46)

Double glazed window to rear aspect, base units, plumbing for washing machine

Master Bedroom

16'4" x 11'0" (5 x 3.36)

Double glazed patio door to rear, radiator, door to

Ensuite

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, tiled walls, heated towel rail

Bedroom 2

12'8" x 9'10" (3.88 x 3)

Double glazed window to side aspect, radiator

Bedroom 3

9'10" x 9'10" (3 x 3)

Double glazed window to front aspect, radiator





Bathroom

10'11" x 5'9" (3.33 x 1.76)

P shaped bath with shower over, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator

Outside

To the front there is a driveway leading to garage (4.26m x 2.6m) with up & over door and power & light. Lawned garden. To the rear there is a lawned garden with patio, timber shed, oil tank.

Tenure

Freehold

Services

Mains water, electricity, drainage,

Council Tax

Band D

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.

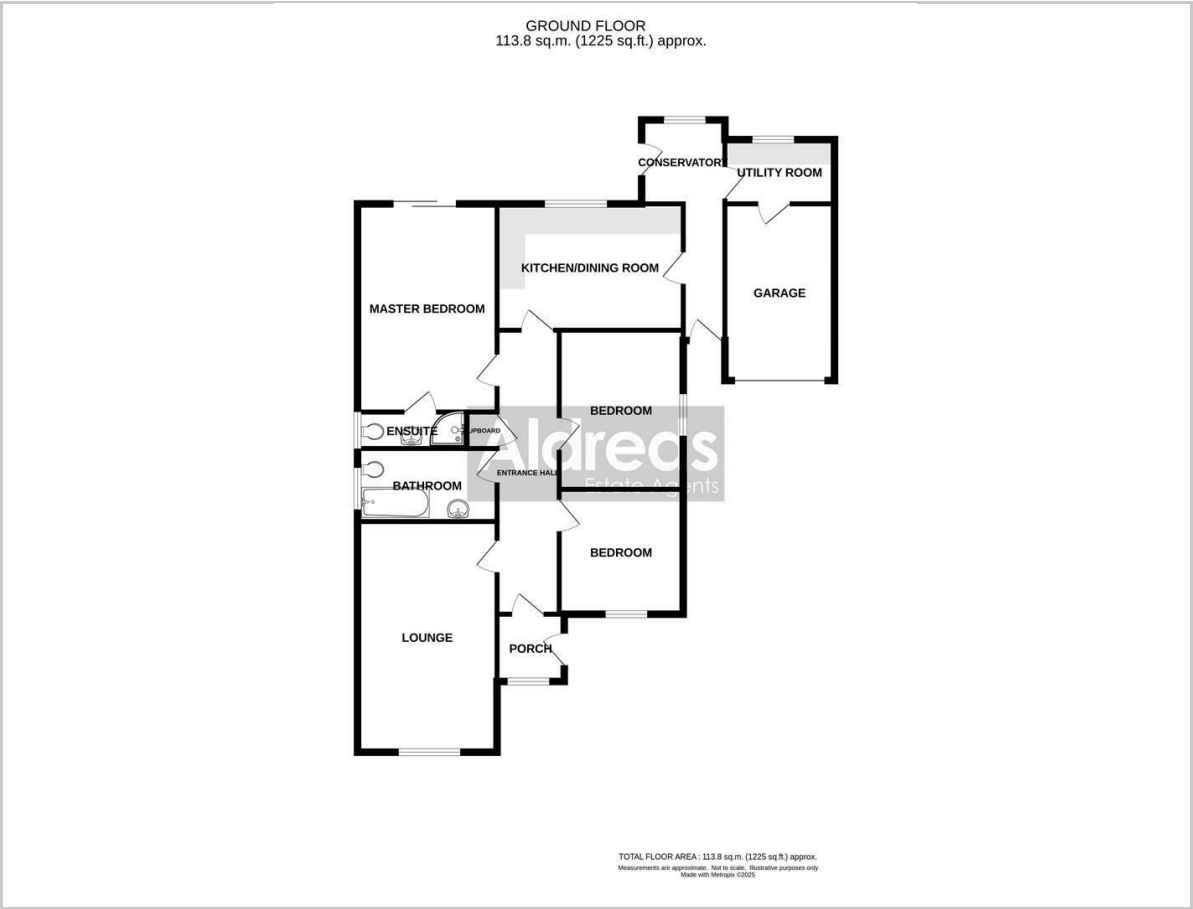
Directions

From Aldreds Stalham office proceed along the A149 towards Great Yarmouth for approximately three miles, turn right, sign posted to Catfield, proceed into the village of Catfield passing through the village centre through the 'S' bend, continue towards Ludham on The Street, turn right into Church Road, turn right in to Back Lane

Ref S9969



Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

