







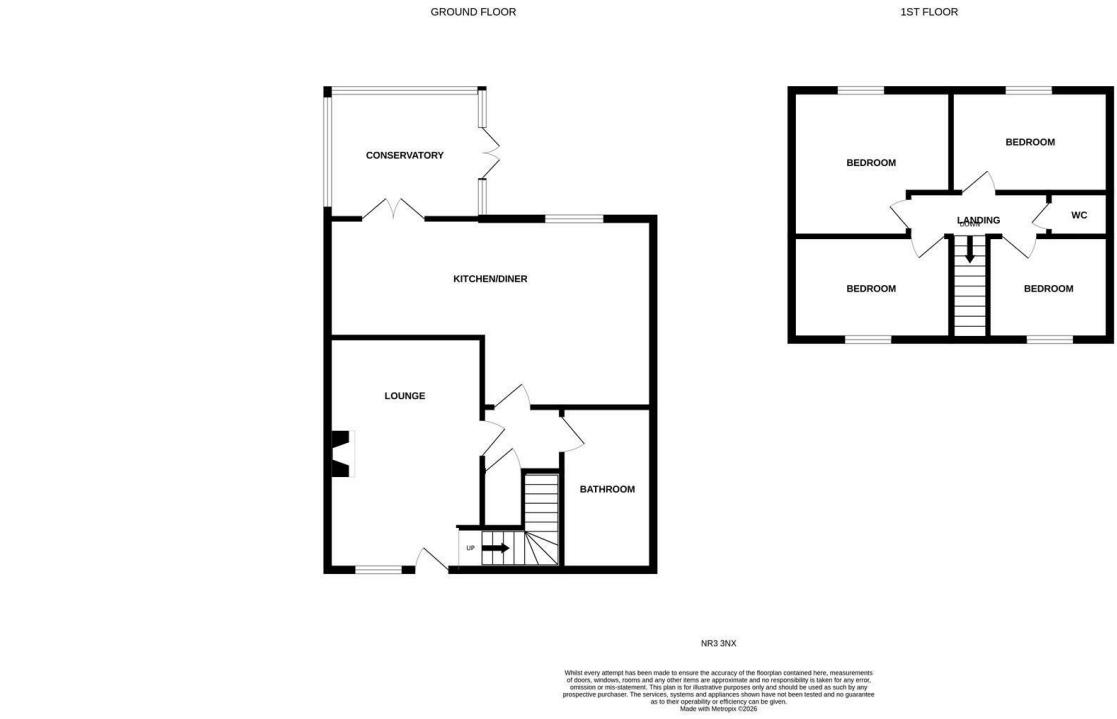
97 Catton Grove Road I I Norwich I NR3 3NX

£285,000

EXTENDED HOUSE WITH A LARGE PRIVATE REAR GARDEN Gilson Bailey are delighted to offer this beautifully presented and extended, four bedroom end-terrace house, occupying a generous plot within the highly sought-after NR3 area of Norwich and presented in excellent condition throughout. Offering an impressive amount of spacious and versatile accommodation, this attractive property is perfectly suited to modern family living. The ground floor comprises a comfortable and inviting lounge, impressive spacious kitchen/diner providing a fantastic sociable space for family meals and entertaining, a modern fitted bathroom and a conservatory offering additional living space overlooking the rear garden. Upstairs, there are four well-proportioned bedrooms and a convenient WC off landing, providing plenty of flexibility for growing families or those requiring space to work from home. Outside, the property really comes into its own with a large driveway providing ample off-road parking and leading to a garage, while to the rear is a substantial, mature and private garden, offering a wonderful setting for entertaining, gardening, family enjoyment or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining extended accommodation, four bedrooms, excellent presentation, generous parking and a superb private garden in a desirable NR3 location, this impressive property would make a fantastic family home, so be quick to book a viewing.

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Location
Catton Grove Road is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City centre . There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises
Front door to:

Lounge 16'10" x 11'8"
Double glazed window, radiator, fireplace.

Kitchen/Diner 19'10" x 13'5"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

Bathroom 11'8" x 6'11"
Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Conservatory 10'11" x 8'10"
Double glazed construction with patio doors to garden.

First Floor Landing
Doors to four bedrooms and WC.

Bedroom One 11'5" x 9'10"
Double glazed window, radiator.

Bedroom Two 11'11" x 6'9"
Double glazed window, radiator.

Bedroom Three 10'6" x 6'10"
Double glazed window, radiator.

Bedroom Four 7'1" x 6'8"
Double glazed window, radiator.

WC 4'3" x 2'7"
Low level WC, hand wash basin.

Outside Front
Large driveway providing off road parking leading to a garage.

Outside Rear
Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by fencing and hedging.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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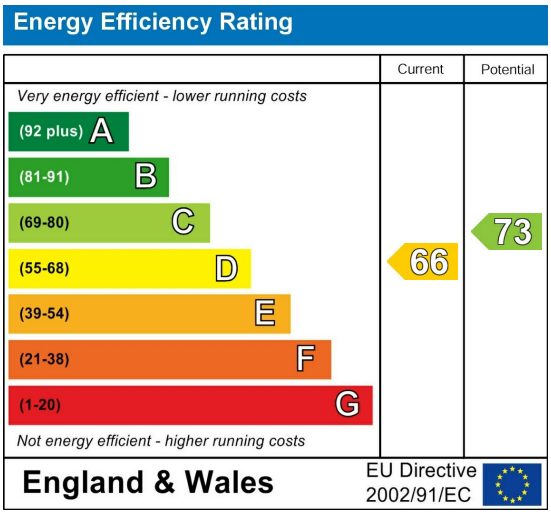












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Freehold

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.