



**Westerly, Back Lane, Catfield, Great Yarmouth, NR29 5AU**



**welcome to**

**Westerly, Back Lane, Catfield, Great Yarmouth**

This charming three bedroom detached Bungalow with two garages, ample off-road parking, front and rear garden would make an ideal family home or retirement bungalow in the popular Broads village of Catfield.



## Description

Tucked away in the heart of the peaceful village of Catfield is this charming three bedroom detached bungalow. The property boasts ample off road parking, two garages and generous rear garden. The property offers flexible and spacious accommodation including an entrance hall, lounge, kitchen-diner, utility room, three bedrooms and bathroom. The village has a range of amenities including a local pub, village shop, post office and primary school. This property is ideal for those seeking a quieter lifestyle, viewing is highly recommended.

## Entrance Hall

Door to the front aspect, storage cupboard, radiator and carpeted flooring.

## Lounge

14' 7" x 13' 6" (4.45m x 4.11m)

Fireplace with an open fire, double glazed windows to the front and side aspects, tv point, radiator and carpeted flooring.

## Kitchen / Diner

15' 4" x 10' 3" (4.67m x 3.12m)

Fitted kitchen with range of wall and base units and work surfaces over, cooker point with cooker hood above, stainless steel sink drainer, spotlights, utility room with plumbing for washing machine, storage room housing boiler, double glazed window to the rear aspect, radiator and tiled flooring.

## Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed window to the front aspect, radiator and carpeted flooring

## Bedroom Two

10' 6" x 10' 3" (3.20m x 3.12m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

## Bedroom Three

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window to the front aspect, radiator and carpeted flooring.

## Bathroom

Suite comprising bath, corner shower enclosure with electric shower fitted, vanity unit with hand wash basin and WC, part tiled walls, vinyl flooring and double glazed frosted window to the rear aspect.

## Exterior

Front of the property has a gravel driveway for ample parking leading to a detached garage with up and over door, concrete flooring, window and personal door to the side aspect. Further garage connected to the house with up and over door, personal door to the rear aspect and windows to the side and rear aspects. Front garden is laid to lawn with a hedge and shrub surrounding. To the rear of the property is mainly laid to lawn, fully enclosed with fence panels and hedging, oil tank, and concrete pathway.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Westerly, Back Lane, Catfield, Great Yarmouth**

- 3 Bedroom Detached Bungalow
- Front and Rear Garden
- Ample Off-Road Parking
- 2 Garages
- Spacious
- Close to Amenities
- Quiet Village Location
- Must be Viewed to be Appreciated!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01692 581034**



[stalham@williamhbrown.co.uk](mailto:stalham@williamhbrown.co.uk)



52 High Street, Stalham, NORWICH, Norfolk,  
NR12 9AS



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**