

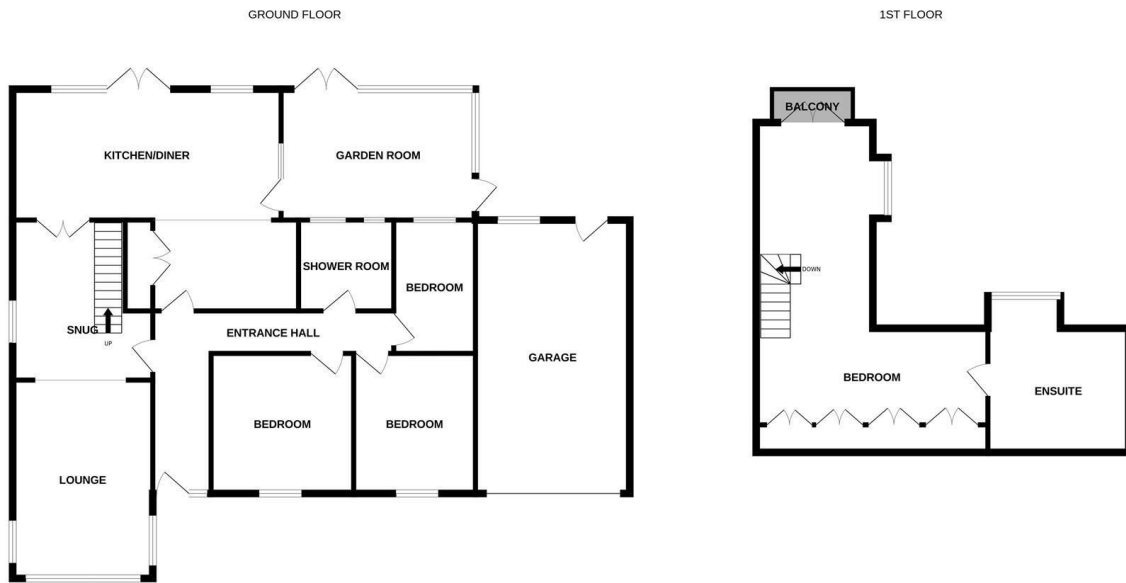


**4 Burma Road | | Norwich | NR6 7AA**

**Guide Price £475,000**

**\*\*GUIDE PRICE £475,000 - £500,000 DETACHED CHALET BUNGALOW WITH LOVELY FIELD VIEWS\*\*** Gilson Bailey are delighted to offer this beautifully presented and truly unique four-bedroom detached chalet bungalow, ideally situated in the highly sought-after suburb of Old Catton. Offering an exceptional blend of space, versatility and charm, this impressive home provides generous accommodation comprising a welcoming entrance hall, a comfortable lounge, an impressive open plan kitchen/dining room, a snug, a fantastic garden room, a modern shower room and three well-proportioned bedrooms to the ground floor. Upstairs, the property continues to impress with an outstanding principal bedroom, complete with a private balcony enjoying wonderful views across the surrounding fields, together with a luxurious en-suite bathroom. Outside, the property boasts a front driveway providing ample off-road parking, a garage and a beautiful mature rear garden offering a wonderfully private and peaceful setting for relaxing and entertaining. Further benefits include double glazing, gas central heating and excellent condition throughout, allowing any new owner to move straight in and enjoy. Combining flexible living accommodation with a highly desirable location and stunning views, this exceptional chalet bungalow would make a superb family home. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.





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 kitchen, snug, three bedrooms and shower room.

#### Lounge 15'5" x 10'10"

Three double glazed windows, radiator.

#### Kitchen/Dining Room 20'10" x 17'2"

Fitted wall and base unit with worktops over, range cooker, space for fridge/freezer, sink and drainer, integrated washing machine and dishwasher, double glazed window, patio doors, radiator.

#### Snug 12'5" x 10'10"

Double glazed window, radiator, stairs to first floor.

#### Garden Room 15'1" x 10'2"

Double glazed construction with patio doors to garden.

#### Shower Room 7'11" x 6'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Bedroom Two 11'11" x 10'10"

Double glazed window, radiator.

#### Bedroom Three 10'10" x 10'0"

Double glazed window, radiator.

#### Bedroom Four 10'4" x 7'4"

Double glazed window, radiator.

### First Floor

Stair access to:

#### Bedroom One 23'6" x 18'0"

Double glazed window, doors to balcony, radiator, built in wardrobes.

#### En-Suite 13'4" x 12'3"

Rolltop bath, shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

### Outside Front

Driveway providing off road parking leading to a garage with power and lighting.

### Outside Rear

Patio seating area, tiered lawned garden, mature plants and shrubs, enclosed by timber fencing with side access.

### Local Authority

Broadland District Council, Tax Band D.

### 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.



### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>68</b>                  | <b>78</b>                                                                           |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

### Local Authority

Broadland District Council, Tax Band D

### Tenure

Freehold