



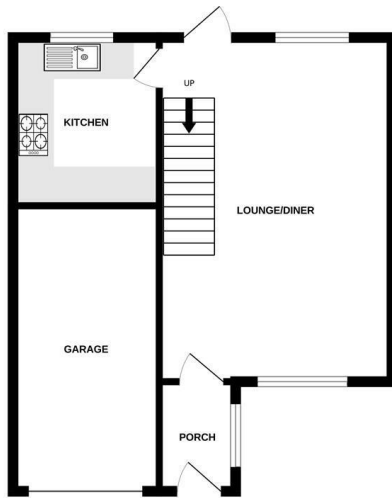
**1 Brayfield Way | | Norwich | NR6 7ET**

**Guide Price £290,000**

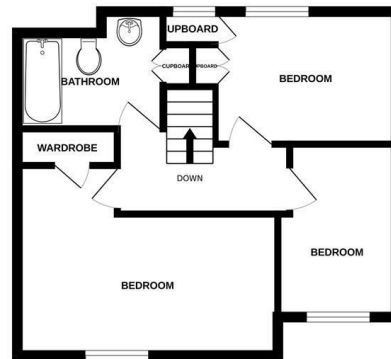
**\*\*DETACHED HOUSE WITH A LOVELY PRIVATE REAR GARDEN\*\*** Gilson Bailey are delighted to offer this well maintained three-bedroom detached home, peacefully positioned within a quiet cul-de-sac in the highly desirable suburb of Old Catton. Offering well-balanced accommodation and excellent outdoor space, this attractive property is perfectly suited to families, professionals and those seeking a home in a popular residential setting. The accommodation comprises an entrance porch, a spacious lounge/dining room that provides a wonderful space for both everyday living and entertaining, and a fitted kitchen to the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing. Externally, the property continues to impress with a generous driveway providing ample off-road parking and access to an integral garage, while the substantial rear garden has been lovingly maintained and offers an ideal space for outdoor dining, family gatherings and enjoying the warmer months. Further benefits include double glazing, gas central heating and a high standard of presentation throughout, allowing buyers to move straight in and enjoy the home from day one. Conveniently located close to local amenities, schools and transport links, this fantastic property represents an excellent opportunity to acquire a detached family home in one of Norwich's most sought-after suburbs. Early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



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 Porch

Door to:

#### Lounge/Diner 19'1" x 12'10"

Two double glazed windows, two radiators, stairs to first floor.

#### Kitchen 9'4" x 8'2"

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.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'11" x 12'1"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 10'5" x 9'6"

Double glazed window, radiator, cupboard.

#### Bedroom Three 9'4" x 8'3"

Double glazed window, radiator.

#### Bathroom 8'2" x 7'4"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Driveway providing off road parking leading to a garage.

#### Outside Rear

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

### Local Authority

Broadland District Council, Tax Band C.

### 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>		<b>75</b>
(55-68) <b>D</b>	<b>55</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 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band C

### Tenure

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.

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