







8 Billing Close I I Norwich I NR6 7EL

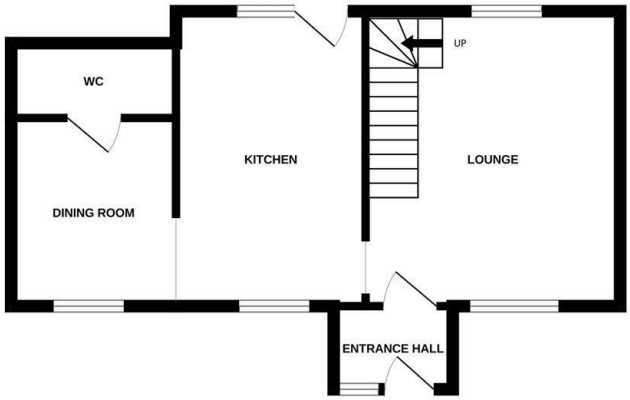
Guide Price £240,000

** GUIDE PRICE £240,000 - £250,000 EXTENDED SEMI DETACHED HOUSE ON A CORNER PLOT ** Gilson Bailey are delighted to offer this well presented, extended two bedroom semi-detached home, occupying a generous corner plot in the highly sought-after suburb of Old Catton. Offering bright, spacious and well-appointed accommodation throughout, the property comprises a welcoming entrance hall, comfortable lounge, fitted kitchen, separate dining room and a convenient ground floor cloakroom. Upstairs, there are two generous bedrooms and a modern family bathroom accessed from the landing. Outside, the property enjoys a driveway providing off-road parking, a garage and a good sized, enclosed rear garden, offering the perfect space for relaxing or entertaining. Further benefits include double glazing, gas central heating and excellent decorative order throughout, allowing any new owner to move straight in and enjoy. Ideally suited to first-time buyers or those looking to take the next step on the property ladder, this superb home offers an outstanding opportunity in a fantastic location, so be quick to book a viewing.

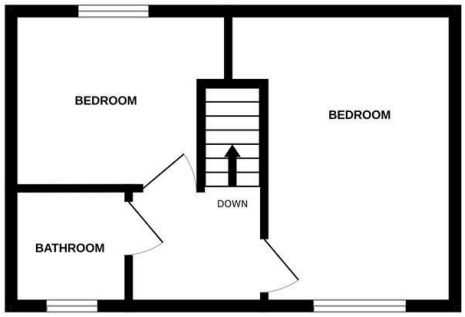
gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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.
Made with Metropix ©2026

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
Door to:

Lounge 13'9" x 11'10"
Two double glazed windows, radiator, stairs to first floor.

Kitchen 13'10" x 8'10"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, two double glazed windows, radiator, door to rear.

Dining Room 8'10" x 7'8"
Double glazed window, radiator.

WC 7'8" x 3'6"
Low level WC, hand wash basin.

First Floor Landing
Doors to two bedrooms.

Bedroom One 13'10" x 10'3"
Double glazed window, radiator.

Bedroom Two 8'10" x 7'11"
Double glazed window, radiator.

Bathroom 5'6" x 5'6"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking.

Outside Rear
Paved and shingled garden, mature plants and shrubs, single garage, enclosed by timber fencing with side and rear gate access.

Local Authority
Broadland District 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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

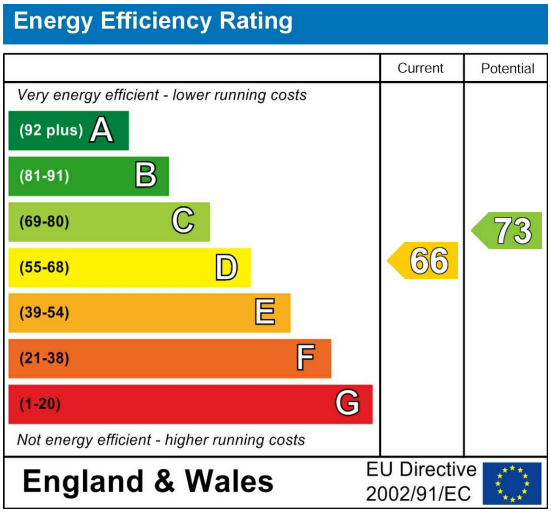












Local Authority

Broadland District Council, Tax Band B

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.