

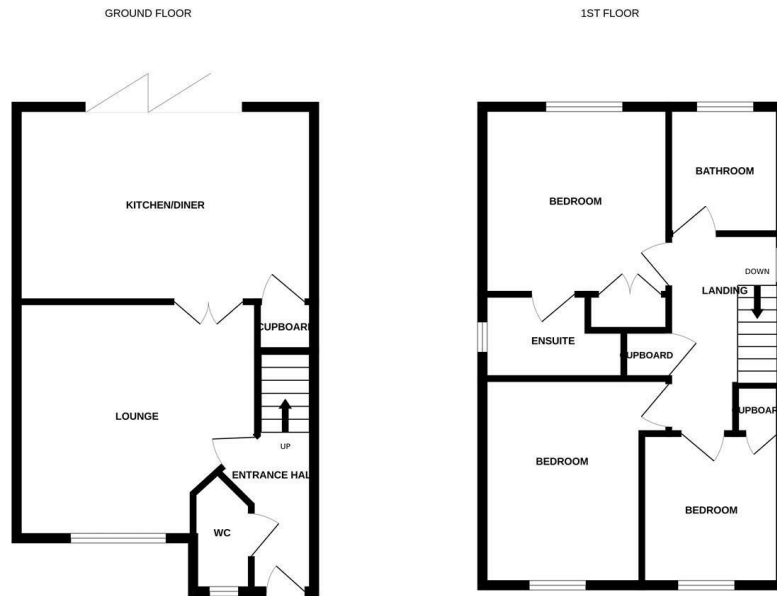


8 Lodge Farm Drive | Old Catton | Norwich | NR6 7LP

£335,000

****STUNNING DETACHED HOUSE TUCKED AWAY IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this beautifully presented three-bedroom detached family home, tucked away within a quiet cul-de-sac in the highly sought-after suburb of Old Catton. Finished to an excellent standard throughout, the property offers stylish and contemporary living spaces perfectly suited to modern family life. The accommodation comprises a welcoming entrance hall, a spacious lounge, a stunning modern fitted kitchen/dining room that forms the heart of the home, complete with bi-fold doors opening onto the rear garden, and a convenient ground-floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing, with the principal bedroom further benefiting from a private en-suite shower room. Outside, the property enjoys a driveway providing off-road parking leading to a single garage, while the good-sized, low-maintenance rear garden offers an ideal setting for relaxing, entertaining and family enjoyment. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Combining modern style, practical living and a desirable location, this superb home is certain to appeal to a wide range of buyers and early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 lounge, WC and stairs to first floor.

Lounge 14'5" x 12'5"

Double glazed window, radiator.

Kitchen/Diner 15'3" x 10'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, bi-fold patio doors, radiator, understairs storage cupboard.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'4" x 10'1"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'9" x 4'9"

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

Bedroom Two 10'0" x 7'8"

Double glazed window, radiator.

Bedroom Three 7'6" x 6'2"

Double glazed window, radiator, cupboard.

Bathroom 7'1" x 5'1"

Bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Large patio seating area, artificial lawn, mature plants and shrubs, enclosed by timber fencing.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

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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