

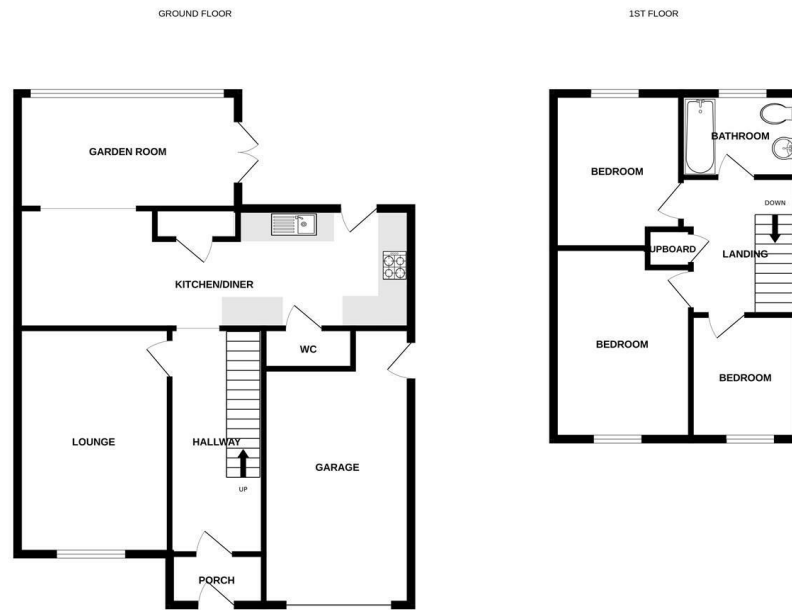


30 Woodham Leas | | Norwich | NR6 7EE

Guide Price £280,000

****GUIDE PRICE £280,000 - £290,000 LOVELY EXTENDED HOUSE BACKING ONTO THE PARK**** Gilson Bailey are delighted to offer this simply stunning, extended three bedroom semi-detached family home, tucked away in a quiet cul-de-sac and enjoying a fantastic position backing directly onto the park in the highly sought after suburb of Old Catton. Beautifully presented and in excellent condition throughout, this impressive home offers a wonderful combination of stylish modern living, generous accommodation and superb outside space. The ground floor comprises a welcoming entrance porch and hallway, comfortable lounge, modern kitchen/diner perfect for family meals and entertaining, a fantastic garden room overlooking the rear garden and a convenient WC. On the first floor there are three well-proportioned bedrooms and a family bathroom off landing. Outside, a shared driveway leads to a garage, while to the rear is a large and wonderfully private garden, providing an idyllic setting for alfresco dining, entertaining and relaxing while enjoying the lovely open views towards the park beyond. Further benefits include double glazing, gas heating and excellent condition throughout, allowing the lucky new owners to move straight in and enjoy. Combining stylish interiors, extended living space, a fantastic garden and a peaceful cul-de-sac position overlooking the park, this exceptional property would make a wonderful family home, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, 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 iC5026

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:

Hallway

Doors to lounge, kitchen/diner and stairs to first floor.

Lounge 13'1" x 10'6"

Double glazed window, radiator.

Kitchen/Diner 27'7" 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, door to rear, radiator, cupboard.

Garden Room 15'5" x 6'9"

Patio doors, double glazed windows, electric heater.

WC 6'3" x 2'10"

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'5" x 10'0"

Double glazed window, radiator.

Bedroom Two 10'1" x 10'0"

Double glazed window, radiator.

Bedroom Three 8'6" x 7'10"

Double glazed window, radiator.

Bathroom 7'10" x 5'4"

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

Outside Front

Shared driveway leading to integral garage.

Outside Rear

Large patio seating area, lawned garden, enclosed by timber fencing with side gate access.

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) 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 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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