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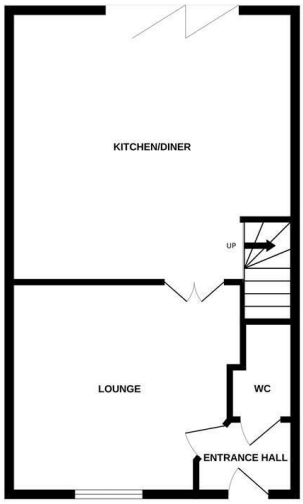
Guide Price £275,000

GUIDE PRICE £275,000 - £285,000EXTENDED LINK DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this stunning and extended, three bedroom link-detached house, attractively positioned within the sought-after suburb of Old Catton and offered with the significant advantage of no onward chain. Beautifully arranged and offering excellent space for modern living, the ground floor comprises a welcoming entrance hall, comfortable lounge and an impressive extended open-plan kitchen/diner, creating a fantastic sociable heart to the home with plenty of room for family dining and entertaining, along with a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added benefit of its own en-suite shower room. Outside, the property features a driveway providing off-road parking and leading to a single garage, while to the rear is an enclosed garden, providing an ideal space for relaxing, entertaining or family enjoyment. Further benefits include double glazing and gas heating. Combining its extended accommodation, modern open-plan living, garage and parking, desirable Old Catton location and chain-free sale, this impressive home is likely to appeal to a wide array of buyers, so be quick to book a viewing.

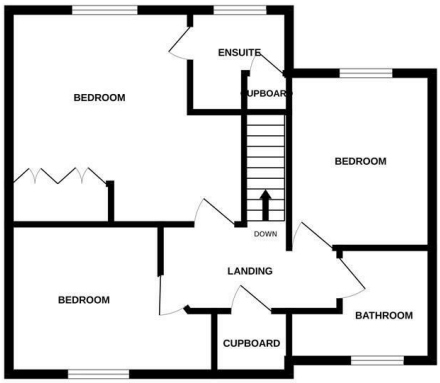
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GROUND FLOOR



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 Hall
Doors to lounge and WC.

WC 5'11" x 3'6"
Low level WC, hand wash basin, radiator.

Lounge 14'5" x 12'4"
Double glazed window, two radiators, cupboard.

Kitchen/Diner 15'8" x 13'11"
Fitted wall and base units with worktops over, sink and drainer, centre island, fitted hob and oven, integrated dishwasher, space for fridge/freezer and washing machine, radiator, bi-fold patio doors.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 13'3" x 12'4"
Double glazed window, radiator, fitted wardrobe.

En-Suite 7'8" x 5'9"
Double glazed window, low level WC, shower cubicle, pedestal hand wash basin, tiled splashbacks, extractor fan, airing cupboard, radiator.

Bedroom Two 10'7" x 9'4"
Double glazed window, radiator.

Bedroom Three 12'5" x 9'2"
Double glazed window, radiator.

Bathroom 9'9" x 5'6"
Low level WC, pedestal hand wash basin, panelled bath, spotlights, tiled splashbacks, radiator.

Outside Front
Driveway providing off road parking leading to a:

Garage
Single garage with up and over door, power and light connected. Timber gate to:

Outside Rear
Patio area, lawned garden surrounded by shingled patio with well-stocked shrub and flower borders, all enclosed by a mixture of brick walling and timber fencing.

Local Authority
Norwich City 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.

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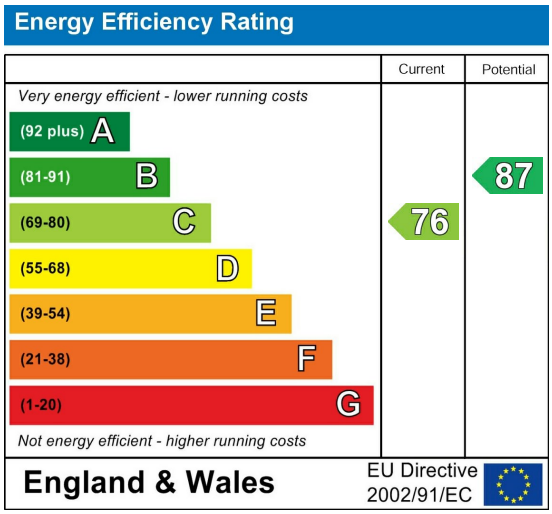












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Freehold

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.