







18 Warren Close I I Norwich I NR6 7NL

Offers In Excess Of £265,000

EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this extended, three bedroom semi-detached house, pleasantly tucked away in a quiet position within the sought-after suburb of Old Catton and offered with the welcome advantage of no onward chain. Providing spacious and practical accommodation, the ground floor comprises an entrance porch leading into a welcoming entrance hall, comfortable lounge, fitted kitchen, convenient WC and a bright garden room, creating a fantastic additional living space overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern shower room off landing, providing an ideal layout for everyday living. Outside, the property is complemented by well-maintained front and rear gardens, offering plenty of space for relaxing, entertaining or gardening, together with the added benefit of an en-bloc garage providing useful parking or storage. Further benefits include double glazing and gas heating. Combining extended accommodation, excellent outside space, a garage and peaceful Old Catton setting, this chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

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



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
Door to lounge and stairs to first floor.

Lounge 15'5" x 13'10"
Double glazed window, radiator.

Kitchen 12'2" x 10'4"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, radiator.

Garden Room 16'0" x 14'10"
Patio doors, two radiators, electric roller blinds, door to side.

WC 6'11" x 2'10"
Low level WC, hand wash basin, space for washing machine, double glazed window.

First Floor Landing
Doors to three bedrooms and shower room.

Bedroom One 12'10" x 11'11"
Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'11" x 9'4"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'3" x 8'0"
Double glazed window, radiator.

Shower Room 7'5" x 5'4"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Lawned front garden with path to front door and an en-bloc garage.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side 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.

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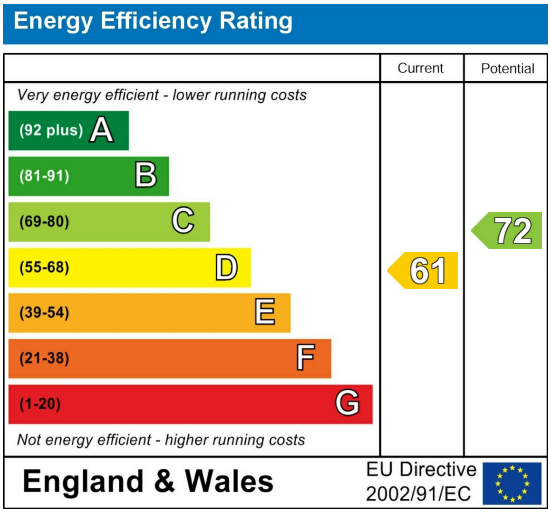












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.