



31 Lodge Farm Drive | Norwich | NR6 7LP

£250,000

****STUNNING MODERN END TERRACE OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this beautifully modernised two-bedroom end-terrace home, quietly tucked away in the highly sought-after suburb of Old Catton. Immaculately presented throughout, the accommodation comprises an entrance hall, a bright and inviting lounge, and a stylish contemporary fitted kitchen to the ground floor. Upstairs, there are two well-proportioned bedrooms and a stunning shower room off the landing, all finished to an exceptional standard. Externally, the property benefits from a driveway providing off-road parking leading to a single garage, while to the rear there is a generous lawned garden complemented by attractive timber decking – perfect for relaxing or entertaining. With double glazing, gas central heating and high-quality modernisation throughout, this superb home is ready to move straight into and would make an ideal first-time purchase or a fantastic buy-to-let investment. Early viewing is highly recommended.

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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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is intended for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order 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

Door to lounge and stairs to first floor.

Lounge 14'8" x 12'10"

Double glazed window, radiator, storage cupboard.

Kitchen/Diner 12'9" x 9'1"

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, patio doors, radiator.

First Floor Landing

Doors to two bedrooms and shower room.

Bedroom One 12'9" x 12'7"

Two double glazed windows, radiator.

Bedroom Two 11'3" x 7'10"

Double glazed window, radiator.

Shower Room 8'10" x 4'8"

Shower cubicle, 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

Patio area, lawned garden, timber decking, enclosed by timber fencing with rear access to garage.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.

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