

Ben Allman
Estate & Letting Agents



50 Garrick Green

Old Catton, Norwich, NR6 7AN

Guide price £360,000



4



1



2



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Overlooking Playing Fields
- Porch Entrance
- Ground Floor WC
- Grant Of Probate Awaited
- Double Garage With Power And Mains Watter Connected
- Detached 1970's House Requiring Modernising
- Four Bedrooms
- First Floor Bathroom And Separate WC
- EPC Rating - Awaited

Set back from the road behind a double garage with power, this substantial four-bedroom detached family home offers an excellent opportunity for buyers looking to modernise and create a long-term home tailored to their own taste.

Approached via a tree-lined pathway, the property enjoys a pleasant and private position and backs directly onto playing fields, providing a desirable open outlook and sense of space.

The accommodation begins with a porch entrance leading into a welcoming hallway. From here, doors open to a generous sitting room and a separate dining room, both benefitting from large windows that allow plenty of natural light. The kitchen/breakfast room offers access to the rear garden, while a ground floor WC completes the downstairs layout.

Upstairs, the property offers four well-proportioned double bedrooms, a family bathroom, and a separate WC, which would all benefit from upgrades.

Outside, the home enjoys a good-sized plot with the rear garden is mainly laid-to-lawn and backing onto open playing fields,

Although in need of modernisation, this property represents a fantastic opportunity to add value and create a bespoke family home in a popular and well-established residential area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.