







26 The Warren I Old Catton I Norwich I NR6 7NW

Price Guide £400,000

GUIDE PRICE: £400,000 - £425,000 **SPACIOUS AND EXTENDED DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this spacious and extended, four bedroom detached family home, pleasantly positioned in a peaceful setting within the sought-after suburb of Old Catton and offered with the significant advantage of no onward chain. Providing an excellent amount of versatile accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, conservatory overlooking the garden, useful utility room and shower room. Upstairs, there are four well-proportioned bedrooms and a further shower room off landing, with bedroom one enjoying the added convenience of its own en-suite WC. Outside, the property benefits from a driveway providing off-road parking and leading to a garage, while the large, beautifully maintained and mature rear garden is a real highlight of the home, providing a fantastic setting for entertaining, gardening and family enjoyment. The garden also features a summerhouse and a separate studio/workshop with power and lighting, offering excellent additional space for home working, hobbies or storage, along with useful rear gated access. Further benefits include double glazing, gas heating and solar panels. Combining four bedrooms, flexible extended accommodation, superb outside space and a desirable Old Catton location, this chain-free property would make a fantastic family home, so be quick to book a viewing.

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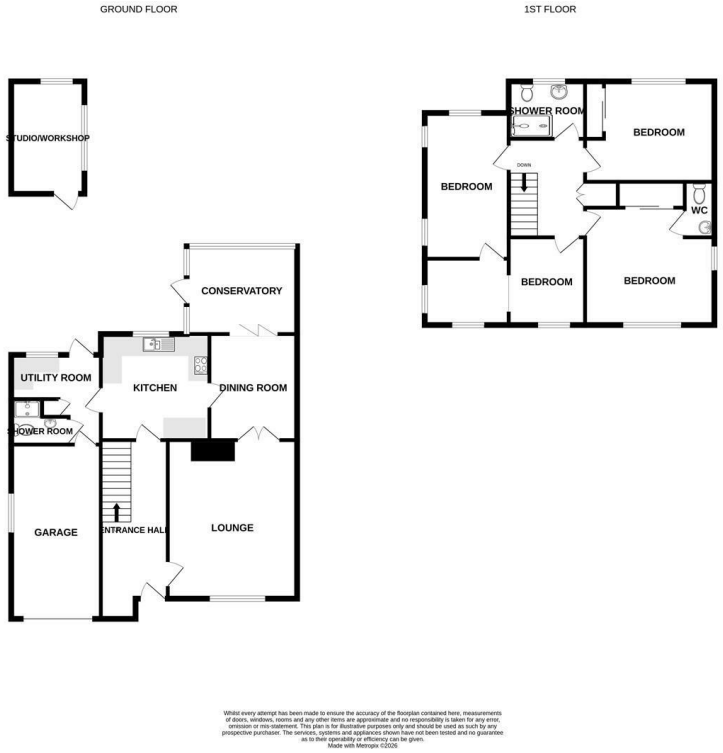

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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, Norwich Airport and NDR with regular public transport links to and from the city centre.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen and stairs to first floor.

Lounge 16'2" x 13'3"
Double glazed window, radiator.

Dining Room 10'10" x 9'0"
Radiator, door to conservatory.

Kitchen 11'1" x 10'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, space for washing machine and dishwasher, double glazed window.

Conservatory 11'4" x 8'11"
Double glazed windows, door to garden.

Utility Room 10'0" x 8'4"
Fitted wall and base units with worktops over, space for fridge/freezer, double glazed window, door to rear.

Shower Room 5'2" x 4'11"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

First Floor Landing
Doors to four bedrooms, shower room and cupboard.

Bedroom One 13'8" x 12'0"
Double glazed window, radiator, built in wardrobe.

WC 4'7" x 2'9"
Low level WC, hand wash basin.

Bedroom Two 12'0" x 10'11"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 17'8" x 9'5"
Three double glazed windows, radiator.

Bedroom Four 15'9" x 8'4"
Three double glazed windows, radiator.

Shower Room 8'1" x 6'0"
Large shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Small lawn and driveway providing off road parking.

Garage 17'10" x 8'6"
With power, lighting and electric up and over door.

Outside Rear
Patio seating area, lawned garden, mature plants and shrubs, enclosed by fencing and walling with rear access.

Studio/Workshop 11'5" x 7'6"
With power and lighting.

Summerhouse 6'6" x 4'11"

Local Authority
Broadland District Council, Tax Band D.

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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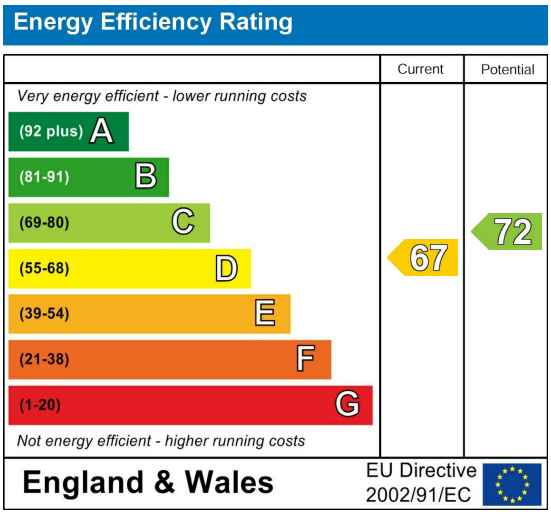

Local Authority

Broadland District Council, Tax Band D

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.