



**52 Evans Way | | NORWICH | NR6 7LR**

**£250,000**

**\*\*EXCELLENT FIRST TIME PURCHASE IN A SOUGHT AFTER SUBURB\*\*** Gilson Bailey are delighted to offer this well presented, two bedroom, semi detached house located on modern estate in the highly requested suburb of Old Catton. Accommodation comprises entrance hall, lounge and kitchen/diner to the ground floor. On the first floor there are two bedrooms and a newly fitted shower room off landing. Outside there is a front driveway leading to a single garage with power and lighting and an enclosed, lawned rear garden. The house benefits from double glazing, gas heating and is in great condition throughout. The property makes an excellent first time purchase so be quick to book a viewing to appreciate the quality on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 relied on solely 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

Door to lounge and stairs to first floor.

### Lounge 14'8" x 12'11"

Double glazed window, radiator, under stairs storage cupboard.

### Kitchen/Diner 12'10" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, PVC door, radiator.

### First Floor Landing

Doors to two bedrooms and shower room.

### Bedroom One 12'10" x 10'7"

Double glazed windows, radiator, built in wardrobes.

### Bedroom Two 11'2" x 7'10"

Double glazed window, radiator.

### Shower Room 8'9" x 4'3"

Walk in shower with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Outside Front

Brick weave driveway providing off road parking.

## Garage

With power and lighting.

## Outside Rear

Timber decking leading to lawned garden, mature plants and shrubs, enclosed by timber fencing.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.