

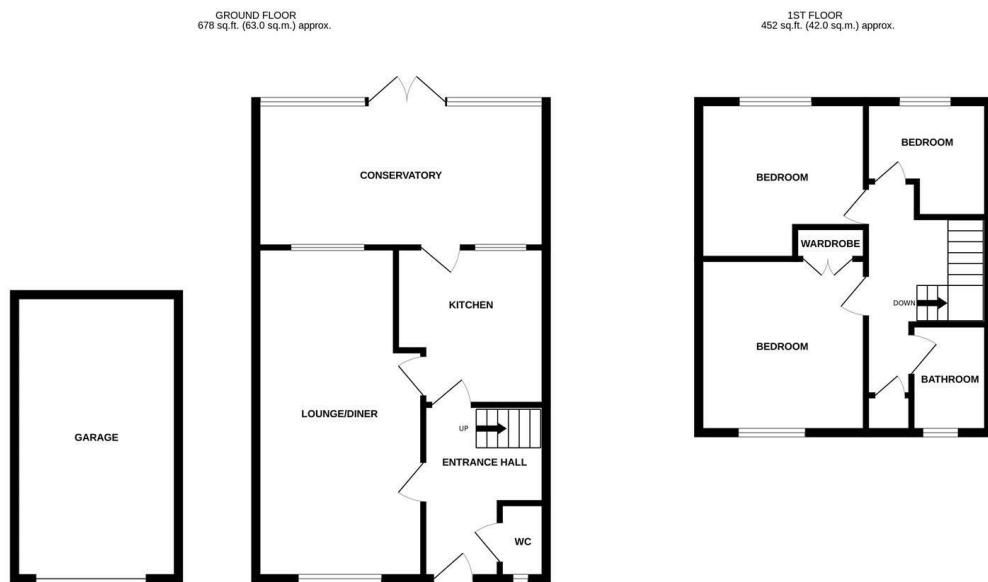


## 45 Blacksmiths Way | Norwich | NR6 7DT

**Guide Price £270,000**

\*\*GUIDE PRICE £270,000 - £280,000 EXTENDED LINK DETACHED HOUSE WITH A PRIVATE REAR GARDEN AND OFF ROAD PARKING\*\* Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, LINK DETACHED HOUSE situated in a QUIET CUL-DE-SAC in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, SPACIOUS LOUNGE/DINER, kitchen, conservatory (which can be used throughout the year) and WC to the ground floor. On the first floor there are THREE DOUBLE BEDROOMS and a bathroom off landing. Outside there is a driveway providing off road parking leading to a garage and well maintained front garden. To the rear there is a MATURE, PRIVATE REAR GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home so be quick to book a viewing.





TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m) approx.  
 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, drainage and structural elements have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 62023

## 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

Doors to lounge/diner, kitchen, WC, cupboard and stairs to first floor.

### Lounge/Diner 21'5" x 10'9"

Two double glazed windows, two radiators, TV point.

### Kitchen 9'8" x 9'2"

Fitted wall and base units with worktops over, sink and drainer, gas hob with extractor over, fitted oven, integrated fridge/freezer, space for washing machine and dishwasher, double glazed window, door to:

### Conservatory 21'5" x 9'1"

Double glazed windows, patio doors to garden, radiator.

### WC

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to the three bedrooms and bathroom.

### Bedroom One 16'9" x 9'8"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 12'0" x 10'11"

Double glazed window, radiator.

### Bedroom Three 9'8" x 9'3"

Double glazed window, radiator.

### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Lawned garden with mature plants and trees, driveway providing off road parking and a garage.

### Outside Rear

Private lawned garden enclosed by tall hedging.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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