

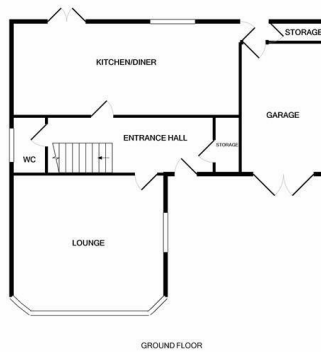


216 St. Faiths Road | Old Catton | Norwich | NR6 7AG

Offers In Excess Of £550,000

****RARELY AVAILABLE FAMILY HOME**** Situated on a good sized plot in the highly requested area of Old Catton, Gilson Bailey are delighted to offer this stunning, four bedroom, detached house with accommodation comprising entrance hall, lounge, open plan 25' kitchen/diner and WC to the ground floor. On the first floor there are four double bedrooms and a modernised bathroom off-landing. Outside is to the front there is a well maintained lawned front garden with mature plants and shrubs, driveway providing ample off-road parking leading to carport and an integral garage which could be converted to a playroom/study subject to planning. To the rear there is an established and beautifully maintained garden with large lawned area, mature plants and shrubs. The house benefits from double glazing, gas fired central heating and is presented in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing to appreciate the size and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is to illustrate general layout and should be used as a guide only for prospective purchasers. The layout, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.
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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

Front door to:

Entrance Hall

With doors to lounge, kitchen/diner and WC. Stairs to first floor.

Lounge

Lounge 16'11" x 16'2"

Bay fronted double glazed windows to front and side, radiator.

Kitchen/Diner 25'8" x 10'0"

Fitted base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted double oven, space for fridge/freezer, washing machine and dishwasher, Double glazed window to rear, uPVC patio doors to rear, radiator.

WC

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

First Floor Landing

With doors to all four bedrooms and bathroom.

Bedroom One 16'11" x 13'0"

Double glazed window to front, radiator, built-in wardrobe.

Bedroom Two 15'7" x 10'2"

Double glazed window to rear, radiator.

Bedroom Three 11'6" x 10'1"

Double glazed window to rear, radiator, storage cupboard.

Bedroom Four 12'6" x 6'4"

Double glazed window to front, radiator.

Bathroom 10'0" x 7'11"

Panelled bath, shower cubicle, low level WC, hand wash basin, double glazed window to rear.

Outside - Front

Lawned garden with mature plants, shrubs and trees, large driveway for off-road parking leading to carport and garage.

Garage


With power and lighting.

Outside - Rear

Established and spacious lawned garden with mature plants, shrubs and trees, enclosed by brick walling, fencing and hedging.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council

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.