



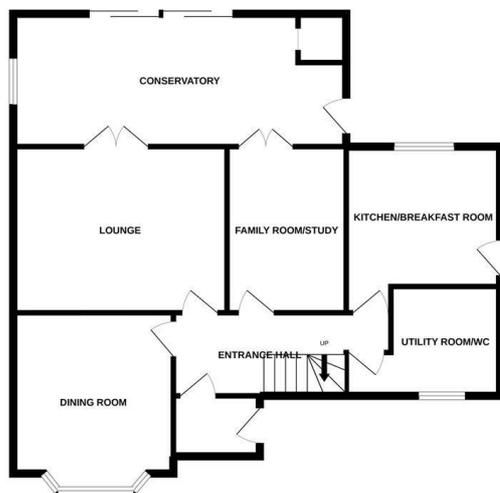
5 Louis Close | | NORWICH | NR6 7BG

Guide Price £525,000

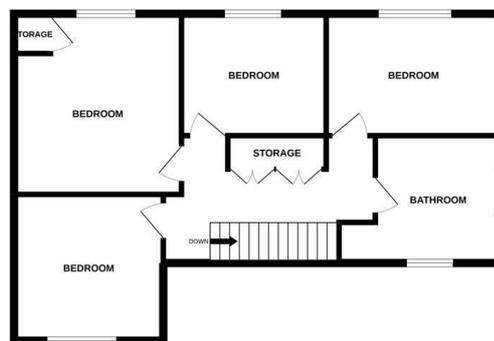
****GUIDE PRICE £525,000 - £550,000 DETACHED FAMILY HOME ON A RARELY AVAILABLE ROAD IN OLD CATTON WITH HEAPS OF POTENTIAL**** Gilson Bailey are delighted to offer this commanding, four bedroom, detached family home located on a large plot in the sought after suburb of Old Catton with accommodation comprising entrance hall, lounge, dining room, kitchen/breakfast room, family room/study, conservatory and utility/WC to the ground floor. On the first floor there are four double bedrooms and a bathroom off landing. Outside there are two driveways either side providing ample off road parking, single garage to the side, two detached garages and an extensive rear garden with an outbuilding and great potential to extend subject to planning. The house benefits from some double glazing, gas heating with a new boiler and radiators fitted in 2021 and is offered with no onward chain. The property is in need of modernisation throughout so be quick to book a viewing to appreciate the location and potential on offer.



GROUND FLOOR



1ST FLOOR



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 and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen/breakfast room, family room/study, utility/WC and stairs to first floor.

Lounge 15'2" x 11'11"

Open fireplace, doors to conservatory.

Kitchen/Breakfast Room 11'6" x 10'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, single glazed window to rear, door to side, boiler.

Dining Room 12'0" x 11'5"

Bay fronted secondary glazed window to front, radiator, gas fire.

Family Room/Study 11'11" x 8'5"

Door to conservatory.

Conservatory 25'2" x 9'6"

Sliding patio doors to rear, door to side, radiator.

Utility/WC 11'6" x 7'0"

Fitted wall and base units, sink and drainer, space for washing machine, single glazed window to front, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 12'10" x 11'11"

Double glazed window to rear, radiator, storage cupboard.

Bedroom Two 11'5" x 10'4"

Secondary glazed window to front, radiator.

Bedroom Three 11'6" x 10'5"

Single glazed window to rear, radiator.

Bedroom Four 10'9" x 8'5"

Double glazed window to rear, radiator.

Bathroom 11'6" x 9'2"

Shower cubicle, timber panelled bath, low level WC, hand wash basin, bidet, secondary glazed window to side and rear, radiator.

Outside Front

Two driveways providing off road parking, mature plants, shrubs and trees, enclosed by brick walling and hedging.

Single Garage

Outside Rear

Large lawned plot with mature shrubs and trees, three outbuildings, enclosed by fencing and hedging.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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, Tax Band E

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.