



## Heyford Road, Old Catton, Norwich

Guide Price £240,000 - £250,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Semi-Detached Townhouse
- ✓ Modern & Well Maintained
- ✓ Open Plan Kitchen/Dining Space
- ✓ Conservatory Providing a Snug Area
- ✓ Three Bedrooms Over Two Floors
- ✓ Cloakroom, Bathroom & En-Suite
- ✓ Large & Low Maintenance Rear Garden
- ✓ Integral Garage & Parking for One Car

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS  
&  
WATSON**





Set within a TUCKED AWAY position, this MODERN and WELL MAINTAINED THREE BEDROOM townhouse offers SPACIOUS, and VERSATILE accommodation over three floors. The current owners have been in residence for over 12 years, enjoying the QUIET yet CONVENIENT POSITION, set with a supermarket opposite. The spacious, and MODERN accommodation offers a WELCOMING entrance hall, CLOAKROOM, MODERN KITCHEN/DINING ROOM, and a CONSERVATORY which is used as a SNUG. On the first floor, there is the LIGHT and AIRY SITTING ROOM, TWO BEDROOMS and a MODERN family BATHROOM. The TOP FLOOR is DESIGNATED to the MAIN BEDROOM, with BUILT-IN STORAGE, and an EN-SUITE. Externally, a LOW MAINTENANCE and PRIVATE well proportioned GARDEN completes the property, with PARKING and an integral GARAGE to front.

#### LOCATION

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR6 6GB), but to help you...On leaving Norwich head North onto Cromer Road (A140) at the traffic lights turn right onto Fifers Lane. Take the first exit at the roundabout onto Heyford Road, following the road round, and taking a right hand turn onto a gravel driveway opposite the Co-Op food store where the property can be found directly in front of you.

The property is approached with off road parking to the front, with access to the single garage and gated side access leading to the rear garden. A hard standing footpath leads to the main entrance door.

Double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, built-in storage cupboard, stairs to first floor landing, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap, tiled flooring, radiator, uPVC obscure double glazed window to front.

#### KITCHEN/DINING ROOM

15' 5" x 10' 5" (4.7m x 3.18m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, space for a washing machine, fridge freezer and wine cooler, radiator, space for table, uPVC double glazed window to rear, recessed spotlighting, uPVC double glazed door to:

#### CONSERVATORY

13' 4" x 9' 7" (4.06m x 2.92m) Of brick and uPVC construction with uPVC double glazed windows to all aspects, uPVC double glazed doors to rear garden, wood effect flooring, vaulted ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, stairs to second floor landing, doors to:

### SITTING ROOM

15' 5" x 9' 5" (4.7m x 2.87m) Wood effect flooring, radiator, television and telephone points, uPVC double glazed window to rear x2.

### DOUBLE BEDROOM

10' 4" x 8' 5" (3.15m x 2.57m) Fitted carpet, radiator, built-in wardrobe, uPVC double glazed window to front.

### BEDROOM

6' 6" x 6' 5" (1.98m x 1.96m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in wardrobe.

### FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer tap, tiled splash backs and flooring, uPVC obscure double glazed window to side, extractor fan.

### STAIRS TO SECOND FLOOR LANDING

Fitted carpet, built-in storage cupboard, door to:

### DOUBLE BEDROOM

11' 8" x 11' 2" Max. Some Restricted Height. (3.56m x 3.4m) Fitted carpet, radiator, built-in wardrobe x2, eaves storage access, built-in airing cupboard, uPVC double glazed window to front, door to:

### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed style window to rear, extractor fan.

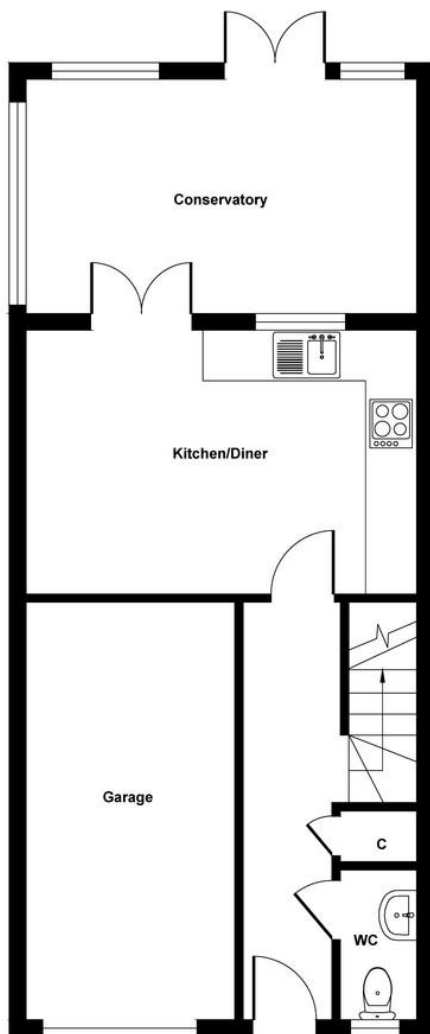
### OUTSIDE REAR

Upon leaving the property via the conservatory you are immediately greeted with a large low maintenance rear garden with various tropical plants, flowers and shrubs. The garden is extremely private and enclosed via panelled fencing with aforementioned gated access to the property.

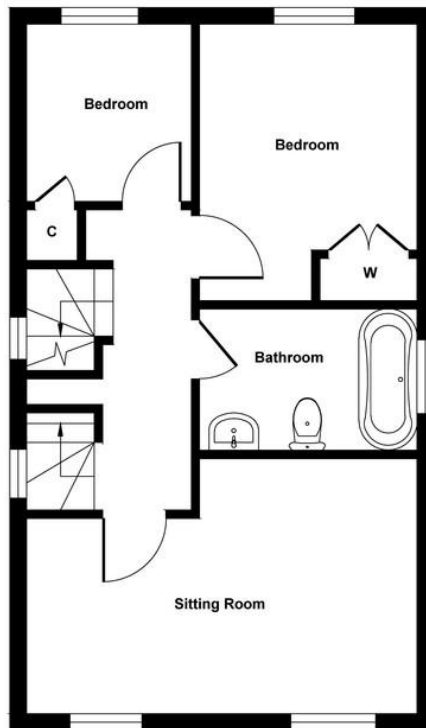
### GARAGE

16' 6" x 8' 3" (5.03m x 2.51m) Up and over door to front, power and lighting.

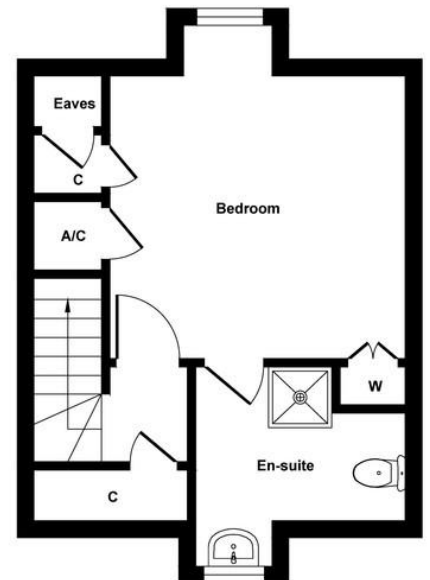




**Ground Floor**  
Approximate Floor Area  
275 sq. ft  
(25.54 sq. m)



**First Floor**  
Approximate Floor Area  
420 sq. ft  
(39.01 sq. m)



**Second Floor**  
Approximate Floor Area  
270 sq. ft  
(25.08 sq. m)

**Approx. Gross Internal Floor Area 965 sq. ft / 89.63 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements