

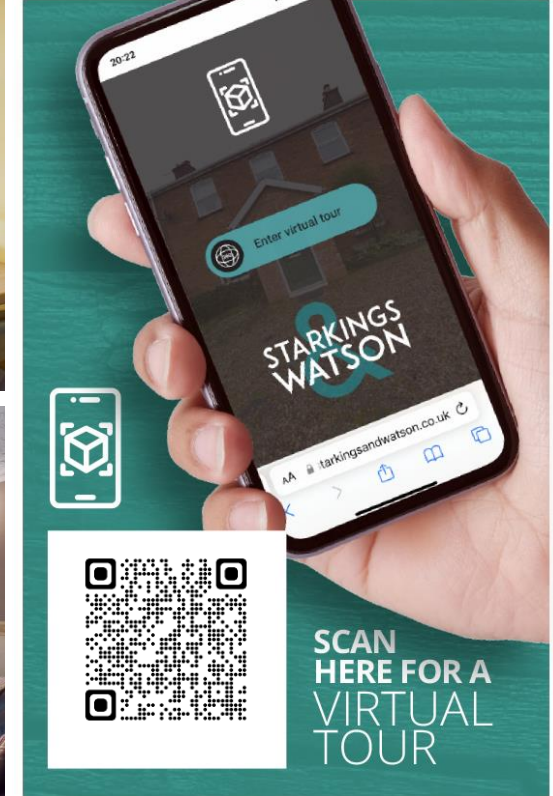
HEYFORD ROAD

# Old Catton, Norwich NR6 6GB

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Link-Detached Family Home
- Excellent Transport Links
- Easy Commute To Good Schools
- Fitted Kitchen with Breakfast Bar
- Sitting/Dining Room
- Four Bedrooms
- Gardens to Rear
- Ample Parking to Front & Garage

#### IN SUMMARY

LINK-DETACHED HOME with FOUR BEDROOMS of which THREE are DOUBLE. The well presented KITCHEN/BREAKFAST ROOM and SITTING/DINING ROOM are accessed off a central hallway with the STAIRS TO THE FIRST FLOOR and a cloakroom. Upstairs the FOUR BEDROOMS are accessed off the landing, with a family bathroom and EN SUITE SHOWER ROOM. To rear there is a private, well maintained garden with a raised DECKING AREA and second decked area for entertaining.

#### SETTING THE SCENE

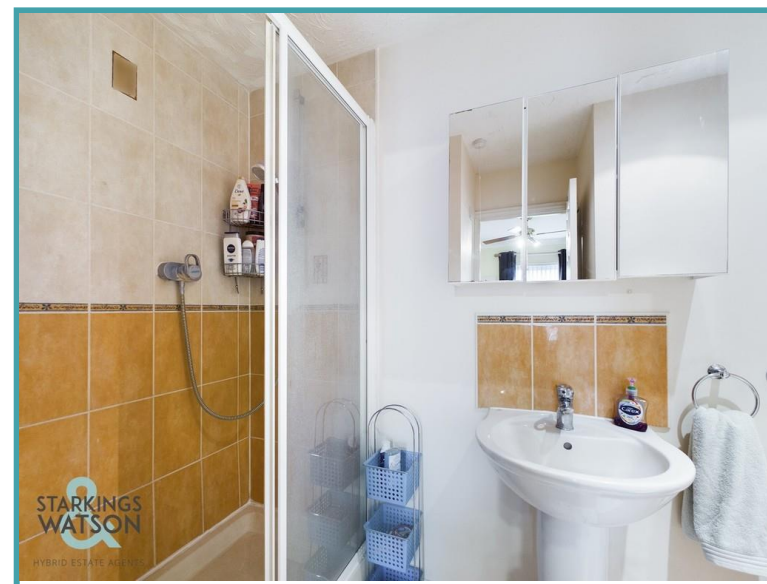
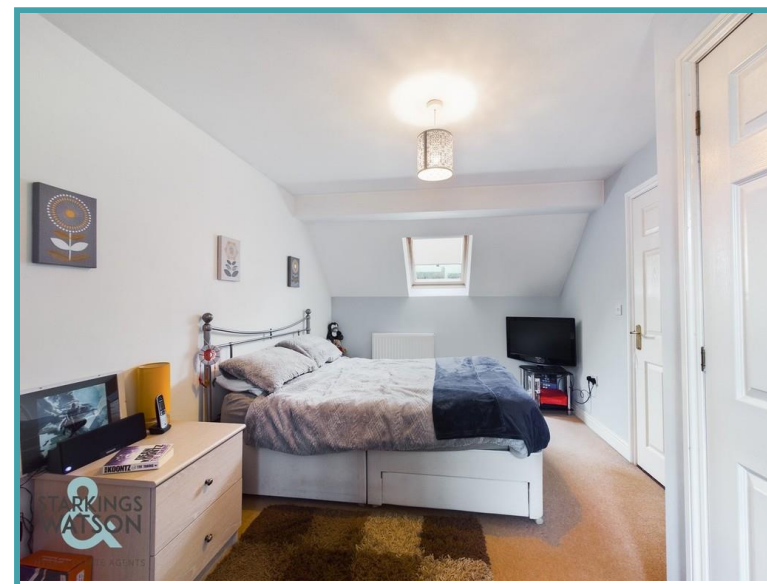
Upon arriving you will see outside the front of the property a gravelled driveway for parking with an additional brick weave area for parking and garage access. There is a lawned area with hedging for added privacy, and a hard standing footpath that takes you to the front door.

#### THE GRAND TOUR

Once inside there is the ground floor cloakroom with a two piece suite accessed off the entrance hall. Adjacent is a storage cupboard. Opposite is a door into the kitchen/breakfast room where there is ample work surface space for food preparation and appliances. The wall and base level cabinets are neutral in colour with drawers and floor-space left for white goods and plumbing for dishwashing/washing machine to be installed. There is a gas hob, electric fan oven and extractor fan and a breakfast bar area. The sitting/dining room has French doors and a window facing to rear to bring in natural light, a built-in understairs storage area and room for furnishings. Upstairs, four bedrooms can be found leading from the landing, three of which are double bedrooms and one of which has a three piece en suite shower room. There is a fourth bedroom that would be perfect for use a nursery or office.. There is a family bathroom with three piece suite and a great natural lighting.

#### THE GREAT OUTDOORS

The rear garden is laid to lawn, well maintained with mature trees and two decked areas. One is a raised decking which is immediately outside the property, and to one corner there is a decking and a pagoda which has been added to take in the south sun, which is great for entertaining. There is an up and over door to the rear of the generously sized integral garage, which has power and lighting and plumbing for a washing machine. There is a fully electric roller door to the front of the garage to give added security that can be operated by remote control.



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### OUT & ABOUT

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

### FIND US

Postcode : NR6 6GB

What3Words : ///custom.test.love

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

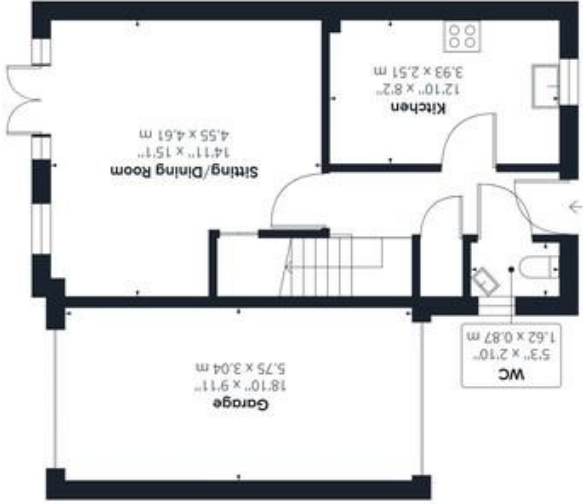
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1159.24 ft<sup>2</sup>


107.70 m<sup>2</sup>

Reduced headroom

7.40 ft<sup>2</sup>

0.69 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

HYBRID ESTATE AGENTS

