

EDGEFIELD CLOSE

Old Catton, Norwich NR6 7HP

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Semi-Detached Chalet
- Tucked Away in a Cul-De-Sac
- Non-Overlooked Rear Aspect
- Well Presented Interior
- Scope to Remodel & Extend (stp)
- Three Bedrooms over Two Floors
- Garden to Rear with Lawn & Patio
- Parking to Front for Several Vehicles

IN SUMMARY

TUCKED AWAY, this DECEPTIVELY SPACIOUS HOME has immaculately presented accommodation with THREE BEDROOMS spread over TWO FLOORS, of which the MAIN BEDROOM has an EN SUITE SHOWER ROOM. At ground level, you step into the ENTRANCE HALL, with a KITCHEN, sitting room and CONSERVATORY/DINING ROOM with FRENCH DOORS to the garden. One of the bedrooms on the ground floor could also be used as a HOME OFFICE or a DINING ROOM creating space for other FURNISHINGS in the conservatory. To front, there is PARKING, and to rear a NON-OVERLOOKED GARDEN to finish this wonderful FIRST TIME BUY/INVESTMENT.

SETTING THE SCENE

The property is in one corner of Edgefield Close with a shingle and hard standing area to front for parking. There are two additional tandem parking spaces which can be found next to the neighbouring garage.

THE GRAND TOUR

Stepping inside there is a hall entrance with a hard-wearing wood effect flooring. This space leads to the ground floor bathroom, sitting room, kitchen and houses the stairs to the first floor. The kitchen is on the right-hand side with integrated cooking appliances and space for white goods, with a window facing to front and plenty of work surface space. The sitting room flooring matches the entrance hall and runs the length of the room to the conservatory, and into the third bedroom which could also be a dining room or home office if required. With the conservatory spanning almost the full width of the property, there are windows to side and rear with French doors to the garden. A family bathroom with three-piece suite finishes the ground floor before heading up to the two double bedrooms on the first floor. These two rooms have windows facing to the rear, of which the main bedroom has an en suite shower room with a three-piece suite.

THE GREAT OUTDOORS

Outside, an area of patio runs across the rear of the property, to the timber gate at the side and the lawn. There is timber panel fencing at the boundaries with a further patio, picket fencing and an outbuilding at the end of the garden.



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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 regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by as well as the Broadland Northway.

FIND US

Postcode : NR6 7HP

What3Words : ///transmitted.stores.moth

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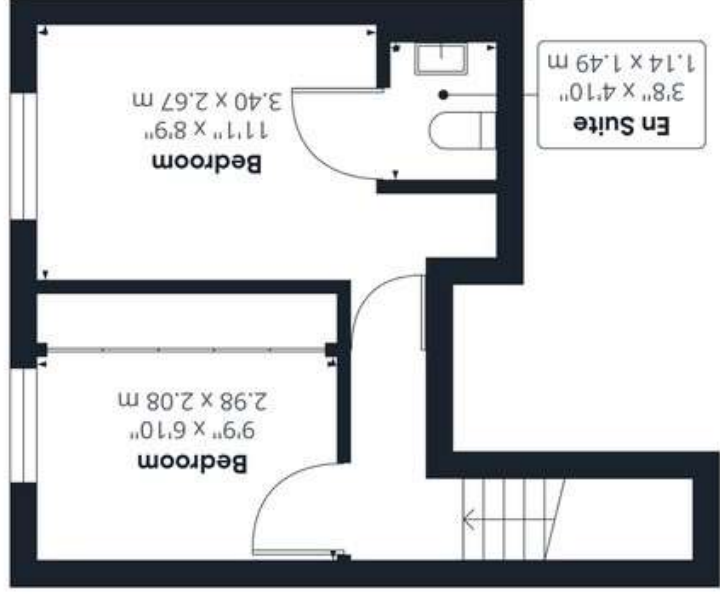
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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 839.88 ft²
 78.03 m²

Floor 1



Ground Floor

