

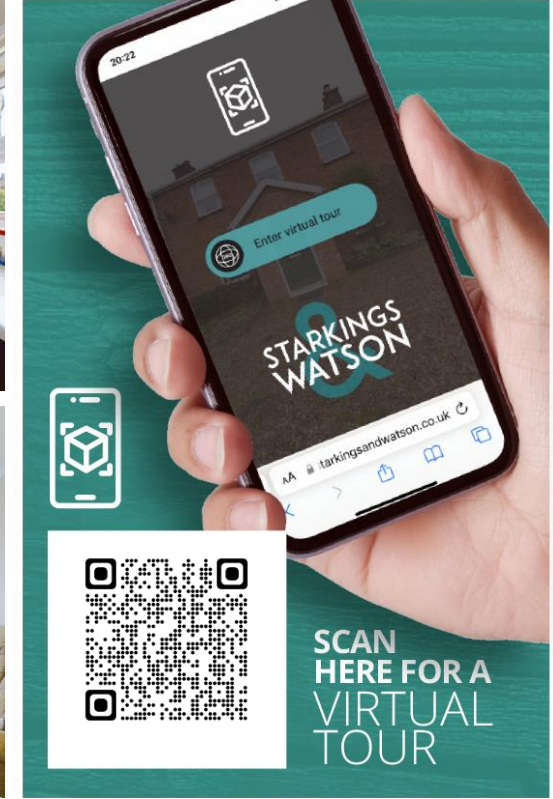
TAYLORS LANE

Old Catton, Norwich NR6 7BE

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- No Chain!
- Tucked Away Position in NR6
- Close to Amenities
- Dual Aspect Sitting Room
- Fitted Kitchen with Scope to Open Plan
- Three Bedrooms
- Recently Updated Wet Room
- Garage & Parking to Front

IN SUMMARY

NO CHAIN. RARELY AVAILABLE POSITION just a short walk from AMENITIES and presented in a WELL-MAINTAINED CONDITION. The accommodation offers SCOPE for a potential purchaser to PLACE THEIR OWN STAMP on it. The current layout has a CENTRAL HALLWAY with storage, leading to the 14' DUAL ASPECT SITTING ROOM and fitted kitchen. The 14' CONSERVATORY offers an extension to the living space. There is clear potential to open-plan these two rooms if required. The THREE BEDROOMS also lead off the landing, with one currently used as a dining room. An EN SUITE CLOAKROOM leads from the main bedroom, with an adjacent WET ROOM which was updated in recent years. To rear, there is a lawned garden with a door to the single garage.

SETTING THE SCENE

As you drive down Taylors Lane, this tree lined road leads to the property which is on the left-hand side and slightly elevated from the road. A hard standing driveway leads from the front to the single garage, and a further shingle parking area which leads to the

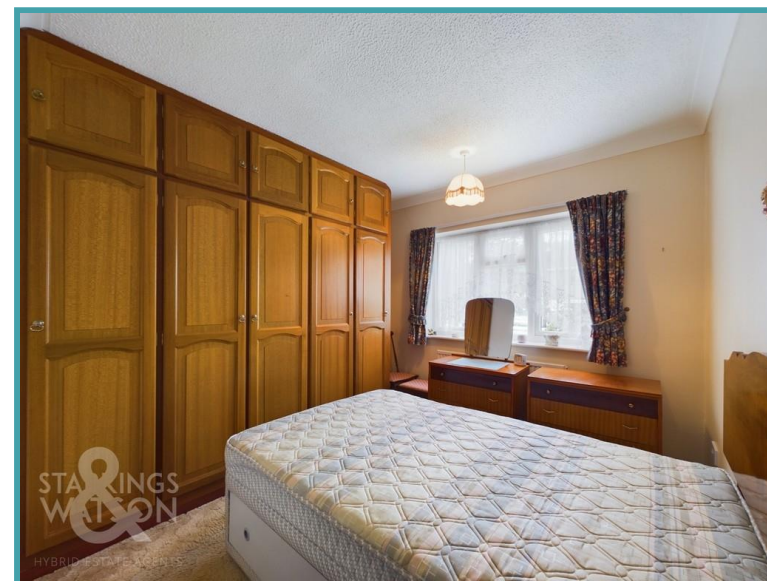
main property. The parking area has been shaped with flower beds and trees.

THE GRAND TOUR

Vinyl flooring is underfoot as you enter the porch, which in turn connects to the hallway. The hall leads to almost all rooms starting with the sitting room to the left-hand side. With a matching wood effect flooring underfoot and dual aspect, there is plenty of space for soft furnishings and even space for a dining table to one end. There is a wet-room and three bedrooms attached to the hallway of which the main bedroom has an en suite W.C, with one of the bedrooms currently used as a dining room. The kitchen is connected to a conservatory through a double-glazed door and it has plenty of space for a fridge/freezer against the wall and a dishwasher and washing machine under counter, whilst the cooking appliances are integrated. The conservatory overlooks the garden through double glazed windows and has a door for access.

THE GREAT OUTDOORS

As you reach the rear garden, there is a central lawn with flower bedding at the borders, timber panel fencing for security and double doors to the garage. With these doors and the up and over door to front open there is plenty of space to bring whatever is needed into the rear garden without needing to enter the house. A timber gate can be found to side, whilst the garden offers a useful shed and a shingle area providing the ideal space to relax and entertain.



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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 7BE

What3Words : ///navy.tooth.take

VIRTUAL TOUR

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

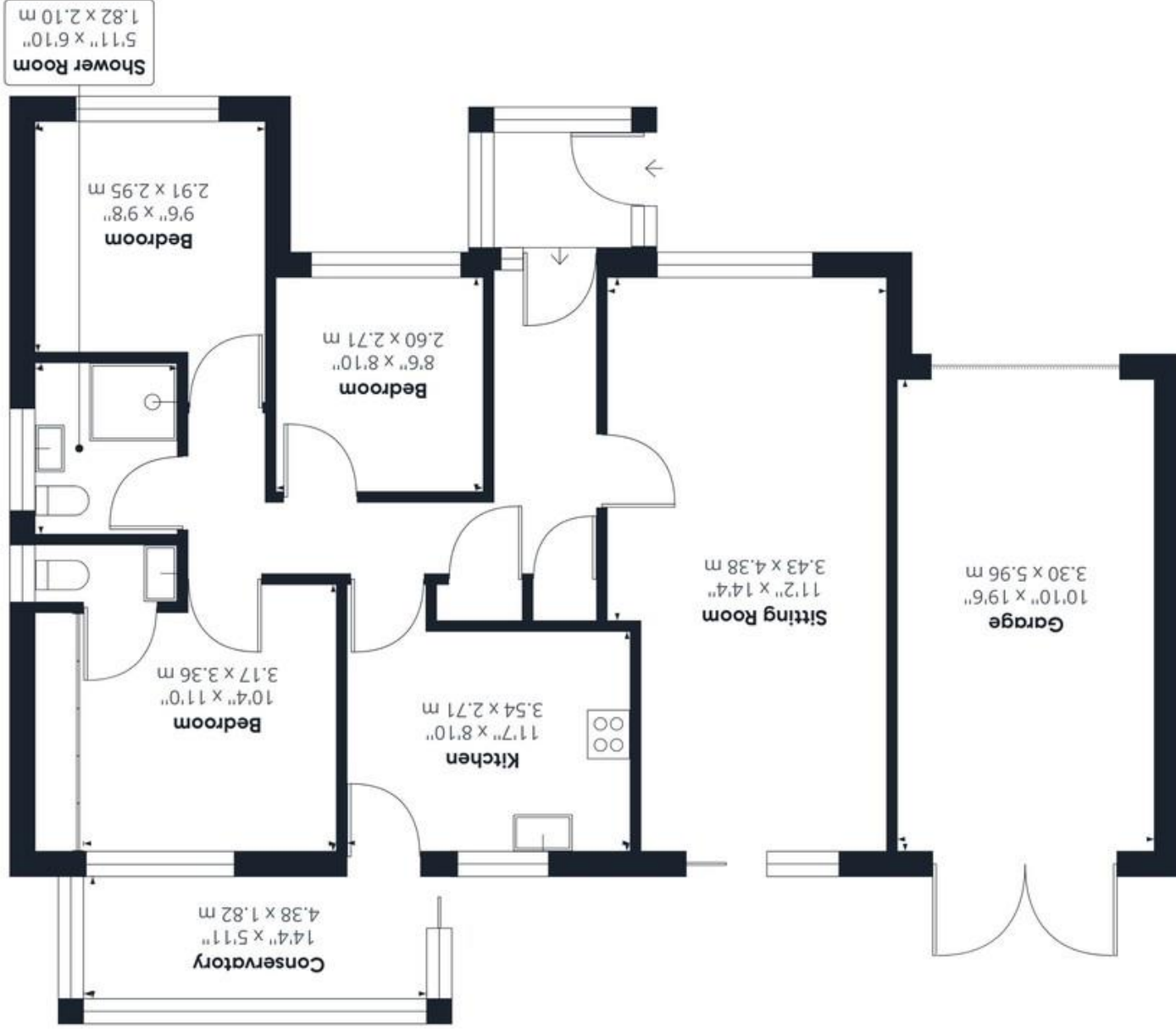
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Price:



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Approximate total area ⁽¹⁾
 1178.92 ft²
 109.53 m²

(1) Excluding balconies and terraces

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.