

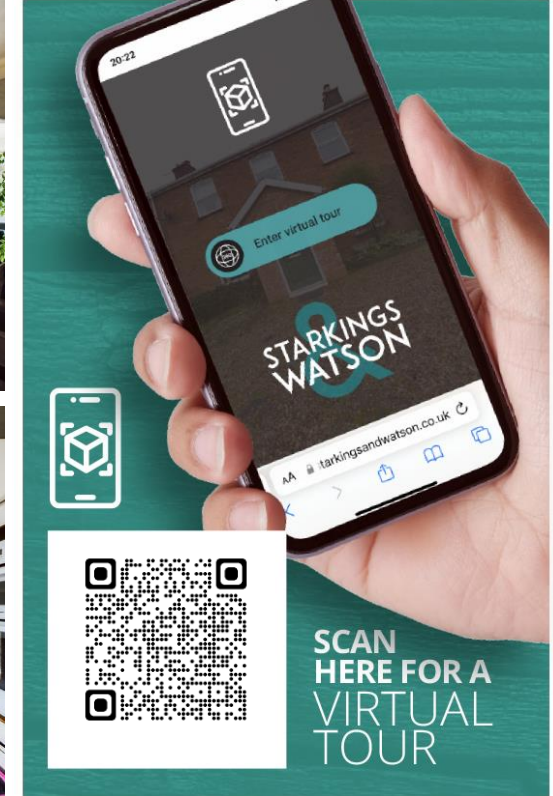
WESTACRE DRIVE

# Old Catton, Norwich NR6 7HY

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

- Motivated Vendor!
- Semi-Detached Bungalow
- Requires Updating & Modernisation
- Extended Layout
- Two Reception Rooms
- Kitchen & Utility Room
- Three Bedrooms
- Garage, Driveway & Gardens

### IN SUMMARY

READY for UPDATING and MODERNISATION, this EXTENDED semi-detached BUNGALOW offers HUGE POTENTIAL, with a driveway and GARAGE to side, and enclosed GARDENS to rear. With 870 Sq. ft (stms) of accommodation, the FLEXIBLE LAYOUT includes uPVC double glazing and gas fired CENTRAL HEATING, whilst comprising a HALL ENTRANCE with STORAGE, 14' sitting room, 12' DINING ROOM, kitchen, separate UTILITY ROOM, THREE BEDROOMS and family bathroom. PATIO DOORS lead from the dining room, straight into the GARDEN. WELL STOCKED but requiring maintenance to MAXIMISE THE SPACE, the garden offers grass, PATIO and GARAGE ACCESS.

### SETTING THE SCENE

A shingle driveway and frontage offer off road parking, with the main door to the side of the property.

### THE GRAND TOUR

The entrance hall is finished with fitted carpet and includes built-in storage, one of which houses the gas fired central heating boiler. The bedrooms are all located to front, two are comfortable doubles, and the other is a good size, but a narrower room, currently easily housing bunk beds and a variety of storage. The family bathroom offers a white three piece suite with a shower over the bath. The sitting room sits in the middle of the property, with a feature fire place. Ready for flooring, the dining room is open plan, with newly installed patio doors opening straight onto the garden. The kitchen is to the right of the sitting room, offering ample storage, but clear potential to update the fittings. A separate utility room extends the kitchen space, ideal as a boot room or laundry space.

### THE GREAT OUTDOORS

Finished with grass and paving, the garden offers a range of planting, and clear potential to tame the space and open up the garden. A side gate lead to the drive, with the garage adjacent, with a door to front and side. The garden is enclosed with timber panelled fencing.

### 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.



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#### FIND US

Postcode : NR6 7HY

What3Words : ///bucked.sport.swan

#### 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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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.

(1) Excluding balconies and terraces

Approximate total area (1)  
870.30 ft<sup>2</sup>  
80.85 m<sup>2</sup>

