

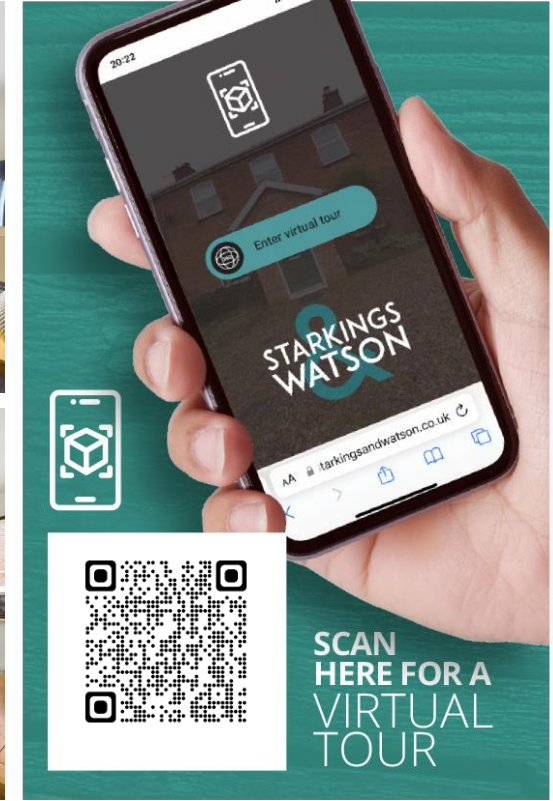
DAKOTA DRIVE

# Old Catton, Norwich NR6 6GR

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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- No Chain!
- 2012 Built Semi-Detached Home
- Hall Entrance with Cloakroom
- Bay Fronted Kitchen/Breakfast Room
- Sitting/Dining Room with French Doors
- Three Bedrooms
- Main Bedroom with Walk-In Wardrobe & En Suite
- Garage & Ample Parking

#### IN SUMMARY

NO CHAIN. Built in 2012, this MODERN SEMI-DETACHED HOME offers a SPACIOUS FEEL with an attractive EXTERIOR and GENEROUS GARDEN. With AMPLE PARKING and a GARAGE, the property is well presented, boasting a WELCOMING and EASY TO MAINTAIN hall entrance, with a W.C, BAY FRONTED KITCHEN/breakfast room, and SIZEABLE SITTING/DINING ROOM with FRENCH DOORS onto the garden. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with WALK-IN WARDROBE and EN SUITE SHOWER ROOM, along with a matching family bathroom. Finished with uPVC DOUBLE GLAZING and gas fired central heating, the property offers a modern finish and is ready to move in. Wrapping around the garage, the LAWNED GARDEN is a blank canvas with a timber DECKED SEATING AREA - with great potential to PERSONALISE and LANDSCAPE.

#### SETTING THE SCENE

With a low maintenance shingled frontage, a hard-standing footpath leads to the main entrance, with an adjacent brick-weaved driveway providing off-road parking for several vehicles and access to the garage and gated rear garden.

#### THE GRAND TOUR

Heading in the main front door an easy to maintain hall entrance can be found with wood effect flooring underfoot and stairs rising to the first floor. To the left hand side a useful ground floor cloakroom can be found with a two piece white suite and tiled splash-backs. Opposite, the bay fronted kitchen can be found with a wide range of built-in storage and integrated cooking appliances including a gas hob and built-in electric oven with stainless steel splash-back and extractor fan. Further integrated appliances include a dishwasher and fridge/freezer with space for washing machine. Double doors open to the main sitting/dining room with fitted carpet running underfoot, a useful storage cupboard under the stairs, door back into the main entrance hall and French doors leading onto the rear decking. Heading upstairs further storage can be found on the landing with fitted carpet underfoot and doors leading to the three bedrooms. The principal bedroom is located to the rear of the property with views over the rear garden, a useful walk-in wardrobe and a door to the en-suite. The en-suite offers fully tiled walls and a walk-in shower cubicle with a rainfall twin head thermostatically controlled shower and feature heated towel rail. Good storage is found under the



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sink unit along with a feature wall mounted vanity mirror. The family bathroom is adjacent and finished in a similar style with a white three piece suite and half tiled walls. The other two bedrooms are located to the front of the property, with the smaller offering storage over the stairs.

#### THE GREAT OUTDOORS

Leading from the sitting room French doors an area of timber decking runs across the width of the property providing the perfect space for entertaining and alfresco dining. The garden is fully enclosed with brick walling and timber fence boundaries, whilst being formed in an L Shape and laid to lawn. There is huge potential to landscape the space whilst a timber gate leads to the driveway where the garage can be found with an up and over door to front, storage above, power and lighting.

#### 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 6GR

What3Words : ///puns.code.pints

#### VIRTUAL TOUR

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

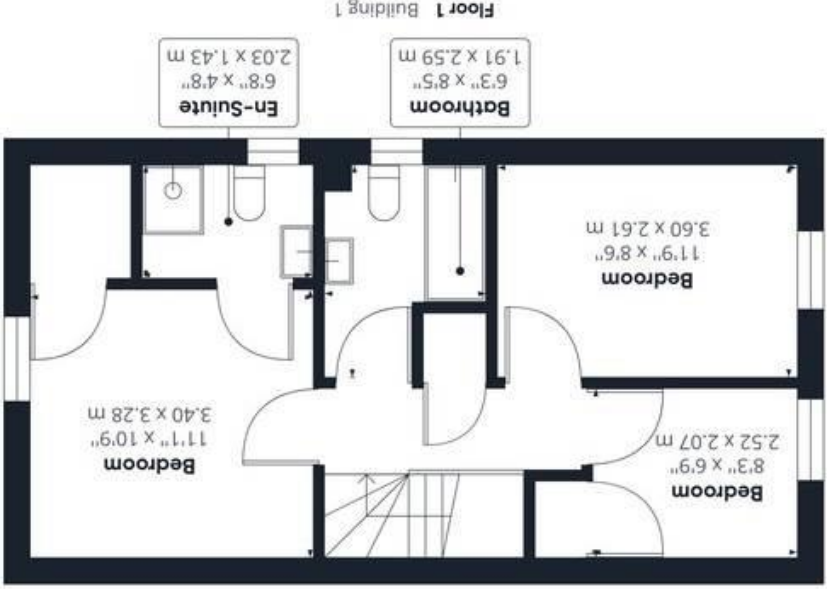
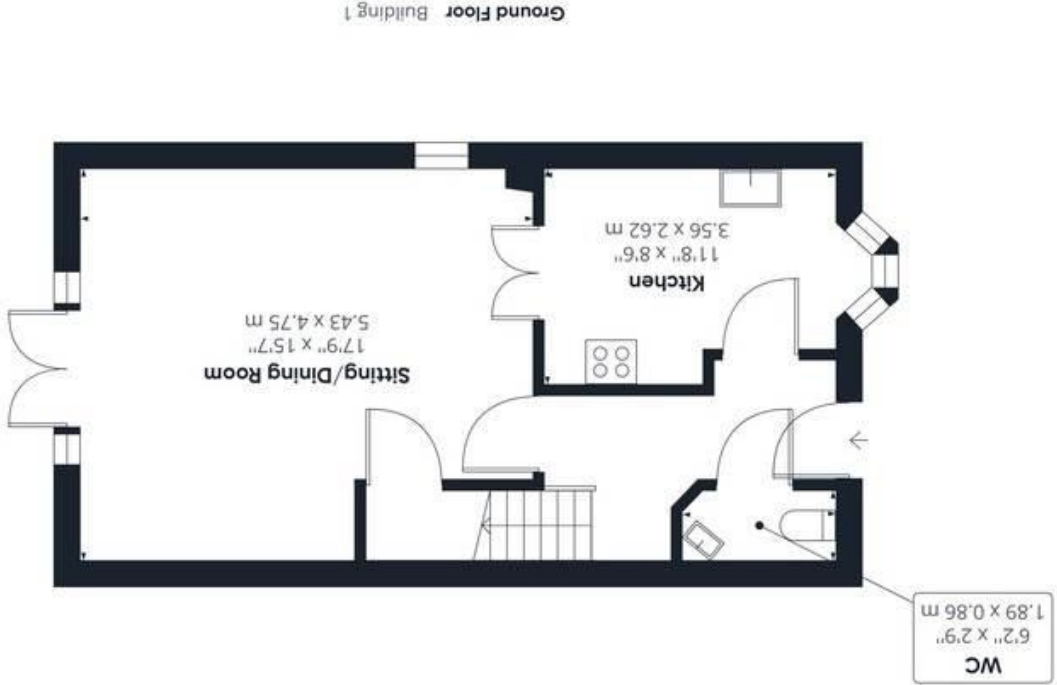
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Price:



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

889.51 ft<sup>2</sup>  
82.64 m<sup>2</sup>

(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.