

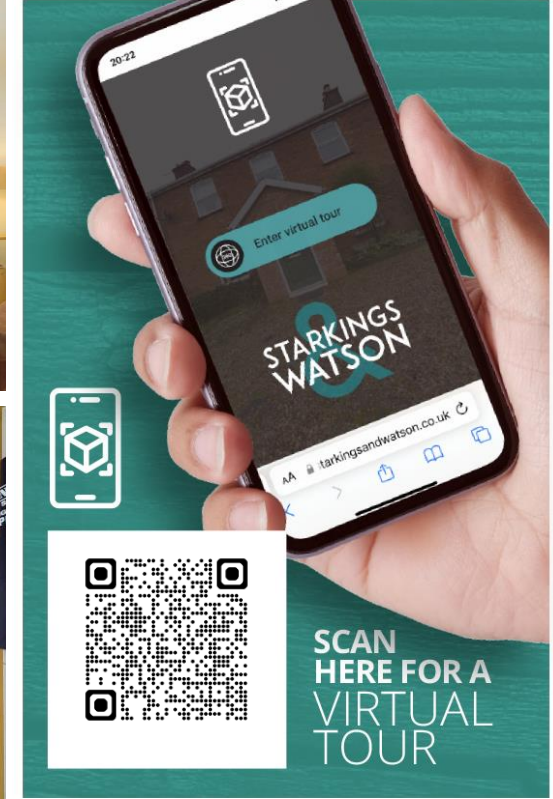
EVANS WAY

# Old Catton, Norwich NR6 7LR

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Mid-Terrace Home
- 14' Sitting/Dining Room
- Kitchen with Integrated Appliances
- Two Double Bedrooms
- Family Bathroom
- Off Road Parking
- Ideal First Time Buy or Investment
- 

#### IN SUMMARY

This MID-TERRACE HOUSE is offered in excellent condition throughout and is just a short walk to all amenities as well as Norwich International Airport. Offering OFF ROAD PARKING to the front, whilst being tucked away at the end of a QUIET CUL-DE-SAC, the property boasts an open SITTING ROOM space with additional storage leading through in to the kitchen - complete with INTEGRATED APPLIANCES, seating space which is ideal for a DINING/BREAKFAST table, with uPVC doors into the PRIVATE and ENCLOSED REAR GARDEN. The first floor gives way to TWO DOUBLE BEDROOMS as well as the family bathroom with the bath and wall mounted rainfall shower. This home would make the ideal FIRST TIME BUY or INVESTMENT purchase.

#### SETTING THE SCENE

Turning to the end of this cul-de-sac you will see the property emerge to your right with off road parking for two cars to the front leading to the front door with pitched and tiled awning above.

#### THE GRAND TOUR

Stepping inside you will first enter the lobby space with stairs to the first floor, an ideal spot to slip off your shoes before heading to your right and into the well-lit sitting room which reaches back over wooden effect flooring with brilliant white walls while additional storage can be found under the stairs in a sizeable cupboard. Through the French doors you will find yourself in the kitchen with tiled flooring and space for a dining/breakfast table to your left whilst a range of wall and base mounted storage cupboard adorn the walls, set around complimentary rolled edge work surfaces giving way to an integrated oven and hob with extraction above, plumbing for a dishwasher and tall integrated fridge/freezer. Heading to the first floor you will immediately find the bathroom to your left again, brilliantly decorated and well kept with part tiled walls, this three piece suite also features a wall mounted rainfall shower over the bath and additional shower head plus heated towel rail. The smaller of the two bedrooms can be found next to this room, a double room over looking the rear garden with uPVC double glazed window and gas radiator. The largest of the two rooms is very well proportioned, dual aspect room with floor space to accommodate additional storage solutions and furniture but also offering integrated storage also.

#### THE GREAT OUTDOORS

Stepping out through the uPVC French doors located in the kitchen, you will find the rear garden. Lined and enclosed by timber fencing on all sides. The predominantly laid to lawn space also offers a flag



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



stone patio seating area ideal for enjoying those warmer months in the sunshine.

#### OUT & ABOUT

Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including shops and schooling. There is 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 7LR

What3Words : ///scores.minute.tinsel

#### 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

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<sup>m</sup>  
600.32 ft<sup>2</sup>  
55.77 m<sup>2</sup>

