

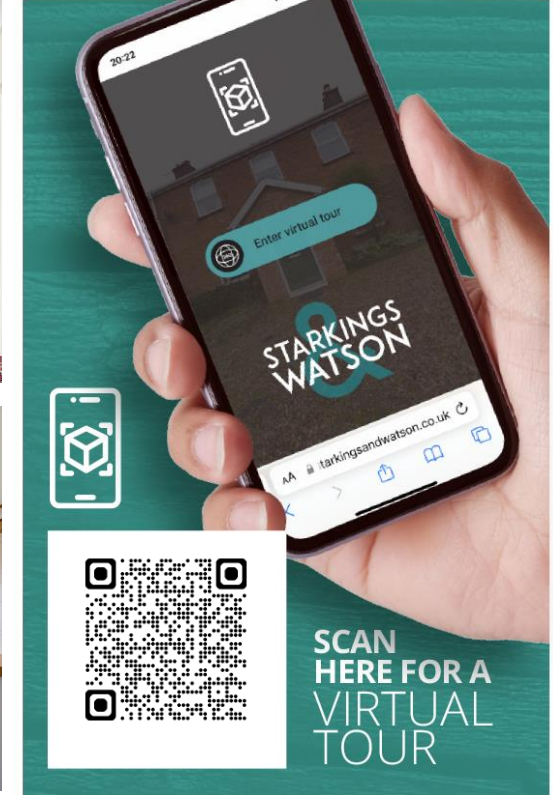
OAK LANE

Old Catton, Norwich NR6 7DD

Freehold | Energy Efficiency Rating : TBC

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

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- No Chain!
- Excellent Position Close to Ring Road
- Potential to Update & Modernise
- Two Reception Rooms
- Kitchen/Breakfast Room
- Three Bedrooms
- Wet Room
- Large Gardens

IN SUMMARY

NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, the property occupies a FANTASTIC POSITION within CLOSE PROXIMITY to the RING ROAD, road links and AMENITIES. A GARAGE, workshop and STORE are adjoined and offer further storage. The accommodation comprises a porch and hall entrance, 13' SITTING ROOM, open plan 12' DINING ROOM, and KITCHEN/breakfast room. Upstairs, THREE BEDROOMS lead off the landing along with a WET ROOM. The GARDENS are a great size, with a LARGE LAWN and PATIO AREA which leads across the rear of the property.

SETTING THE SCENE

With a well-kept frontage, a pathway with handrails leads to the main entrance and side lobby. Tandem parking can be found on the driveway, with a shingled frontage and mature planting to front.

THE GRAND TOUR

Heading inside, the porch entrance leads into the hall entrance, with fitted carpet and stairs rising to the

first floor. The sitting room leads to the right, with a bay window to front, fitted carpet and open plan dining room with sliding patio doors to the rear garden. A further door leads off and into the kitchen, with potential to separate the sitting room and open up a kitchen/dining space (stp). The kitchen offers storage, space for an electric cooker and white goods, with a window to rear, door to the side lobby and built-in cupboard. The side lobby offers covered storage with doors to the front drive and rear garden. Heading upstairs, three bedrooms and the wet room lead off. All the bedrooms offer heating and uPVC double glazing, with the main bedroom to rear including built-in storage. The wet room is fully tiled, and includes a low level W.C, pedestal hand wash basin and electric shower.

THE GREAT OUTDOORS

Outside the garden is enclosed with brick wall and timber fenced boundaries, whilst being laid to lawn. A patio sweeps across the rear, with access to the side lobby, and a pathway leading up the garden and passing two green houses. The garage is finished with an electric up and over door to front, power and lighting, whilst a storage cupboard, store and workshop can also be found.

OUT & ABOUT

Old Catton is a popular suburb to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops, church and a local pub. The historic Grade II Listed 70 Acre Catton Country Park is



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located opposite providing dog friendly woodland walks to explore and other facilities. There is good access to the NDR (Broadland Northway) and a regular bus service into the city of Norwich with Park and Ride facility at either Norwich International Airport or Sprowston Park and Ride which are close by.

FIND US

Postcode : NR6 7DD

What3Words : ///visa.acid.defend

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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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^m
 1236.44 ft²
 114.87 m²

HYBRID ESTATE AGENTS

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