

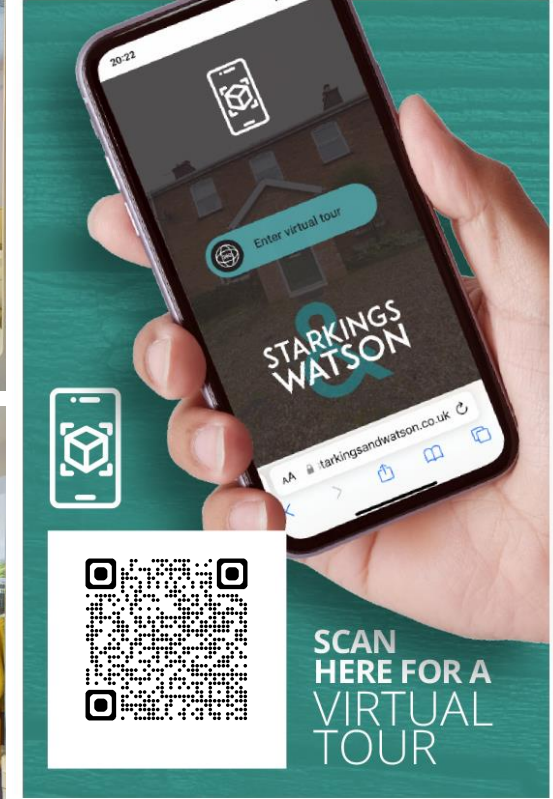
HEYFORD ROAD

# Old Catton, Norwich NR6 6GB

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Detached Family Home
- Immaculate Presentation
- Three Reception Rooms
- Stunning Garden Room Extension
- Kitchen with Integrated Appliances & Utility Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Extended Garage

#### IN SUMMARY

After being considerably extended this DETACHED FAMILY HOME now offers a little over 1547 SQ. FT in accommodation (stms) and offers a brilliantly VERSATILE living space. The ground floor boasts a cloakroom, sitting room which could double up as a family room or playroom, KITCHEN/BREAKFAST ROOM with multiple INTEGRATED APPLIANCES with a UTILITY ROOM to the side and a stunning OPEN PLAN flow into the 17' garden room with all uPVC double glazed surround and WARM ROOF making this the ideal social space for friends and family to enjoy. The first floor offers FOUR DOUBLE BEDROOMS all having use of the family bathroom while the main bedroom also has an EN-SUITE SHOWER ROOM. Externally, the property is NESTLED AWAY in this quiet corner with TWO DRIVEWAYS for OFF ROAD PARKING and an IN-AND-OUT GARAGE with a generous landscaped rear garden too.

#### SETTING THE SCENE

As you turn off the main section of Heyford Road to your right, the property can be found nestled in the very corner of this off street giving a much welcomed sense of privacy with two driveway for off road parking, lawn

frontage and mature tree all leading you towards the front door with awning above.

#### THE GRAND TOUR

Stepping inside you are first met with the entrance lobby with all widened doors ideal for those with mobility issues complete with wooden effect flooring underfoot, stairs for the first floor and handy storage cupboard as well as the two piece cloakroom complete with gas radiator. The dual aspect sitting room can be found with a front aspect, large uPVC double glazed window and matching wooden effect flooring this versatile space could be re-purposed to a family room, playroom or even ground floor bedroom is desired due to the garden room addition now forming the main social area. The kitchen comes with an array of wall and base mounted storage set around wooden counter tops and a multitude of integrated appliances including; a five ring gas hob with extraction above, 'hide and slide' electric oven, microwave plus a brilliant pull out floor to ceiling larder cupboard. The kitchen work top extends out to form a breakfast bar while also leaving space for a dining table if required before opening to the garden room extension at the very rear. Fitted in 2019, this space has underfloor heating, wooden effect flooring, all uPVC double glazed surround and French doors into the garden plus a warm roof making this the hub of the home, perfect for hosting friends and family. Just off from the kitchen is the utility room, offering additional wall and base mounted storage, second sink and plumbing for the washing machine with a second access door into the rear garden. The first floor landing allows access to all four bedrooms, handy built in airing cupboard and three piece family bathroom with a mostly tiled surround, shower over the bath and gas radiator.



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The main bedroom is found to the left at the top of the stairs, a generous double bedroom with wall-to-wall built in wardrobes and a spacious walk-in ensuite shower room with vanity storage and heated towel rail. the smaller of the bedroom is to the right of the stairs, still a double bedroom this room occupies a rear facing aspect and has a built in wardrobe. The final two double bedrooms are similar in size and both have a dual aspect with one at the front and the other at the rear of the property, both with carpeted flooring and both also having built in wardrobes for additional storage.

#### THE GREAT OUTDOORS

The rear garden has been presented in a neat and colourful fashion by the current owners, predominantly laid to lawn with flowing planting beds and borders, mature bushes and planting space the garden also offers a patio seating area to the left and a larger patio area at the rear complete with awning and surround for enjoying late summer nights in the privacy of your own home.

#### 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 6GB

What3Words : ///herbs.spends.index

#### VIRTUAL TOUR

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

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<sup>m</sup>

1547.74 ft<sup>2</sup>

143.79 m<sup>2</sup>

