

OULTON ROAD

Old Catton, Norwich NR6 6DE

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. A 'STARKINGS & WATSON' watermark is visible in the bottom left corner of the phone's display area.



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- Semi-Detached Family Home
- Recently Updated & Modernised
- Newly Fitted Kitchen/Dining Room
- Hall Entrance with New Cloakroom
- Sitting Room with Garden Views
- Three Bedrooms
- Re-fitted Bathroom with Shower
- Gardens & Garage

IN SUMMARY

With an UPDATED and MODERNISED interior, this semi-detached family home enjoys a POPULAR SETTING with ENCLOSED GARDENS and a GARAGE to the rear. With REDECORATION, re-plastering, NEW KITCHEN, REPLACEMENT BATHROOM and an UPGRADED CENTRAL HEATING SYSTEM, the property is turnkey and ready to move in. With a HALL ENTRANCE including generous storage to the front, doors lead off to the W.C, SITTING ROOM and KITCHEN/DINING ROOM with a BREAKFAST BAR. Upstairs, FURTHER STORAGE can be found, with doors to THREE REAR FACING BEDROOMS and the MODERNISED FAMILY BATHROOM including a SHOWER. The GARDENS are a great size with the benefit of the GARAGE being found at the end of the GARDEN.

SETTING THE SCENE

Fronting a pedestrian walkway, the main entrance door with covered porch and brick built storage cupboard enjoys a tucked away position with a tree lined aspect to the side. The current vendors

predominantly use the rear access where the car parking area can be found including the garage.

THE GRAND TOUR

Heading in the front door, you immediately step into a hall entrance with wood effect flooring and stairs rise to the first floor with a useful storage space below and two built-in storage cupboards. The sitting room enjoys views across the garden with fitted carpet underfoot and an open flow into the adjacent kitchen/dining room, which is perfect for family living. The kitchen itself stretches from the front to rear of the property, with dual aspect windows and a re-fitted range of wall and base level units and work surfaces running around in a u-shaped design creating a breakfast bar. Space is provided for an electric cooker with tiled splash backs and an extractor fan, whilst space is also provided for general white goods including a fridge, freezer and dishwasher. The wood effect flooring continues from the hall entrance with space for a family sized dining table and door onto the rear garden. A useful W.C has been refitted including a white two piece suite, and aqua board splash-backs for ease of maintenance. Heading upstairs further storage can be found on the landing including a utility area which has been cleverly created to offer space for a washing machine and tumble dryer with work surface above, and doors leading off to the three bedrooms - all of which include built-in wardrobes and fitted carpet. The family bathroom completes the property with a re-fitted white three piece suite including storage under the sink, thermostatically controlled shower and aqua



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board splash-backs.

THE GREAT OUTDOORS

The rear garden is a fantastic size whilst being mainly laid to lawn with a patio running across the rear of the property, creating ample space for outside entertaining and alfresco dining. Enclosed timber panelled fencing runs to the boundaries and a useful brick built shed offers storage. The garage is located at the end of the garden directly next to the gated entrance.

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 6DE

What3Words : ///shells.sudden.kept

VIRTUAL TOUR

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

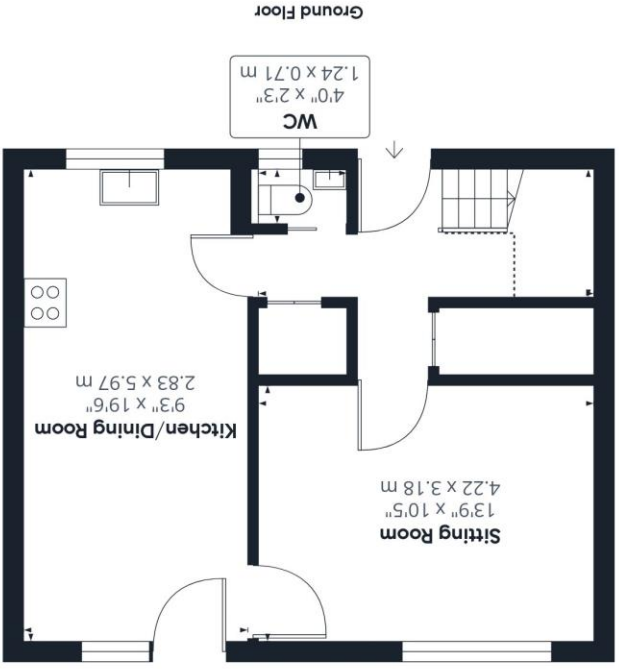
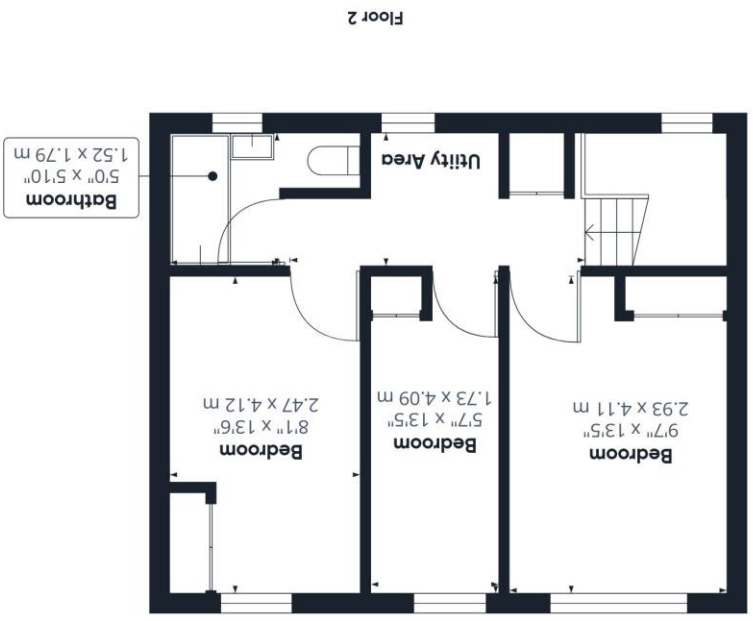
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Price:



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GIRAFFE360

Calculations are based on RICS IPMS 3C standard.

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Reduced headroom
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area¹⁰

848.3 ft²
78.81 m²

Reduced headroom

27.77 ft²
2.58 m²

