

Astley & co



32 School Lane
Old Catton
Norwich

Price: Guide
Price £375,000

Information

Brand New Throughout - Link Detached House built in 2000 with THREE BEDROOMS, spacious lounge open plan through to kitchen and separate utility room. The property has undergone an extensive renovation program opening up the lounge into the kitchen creating a lovely large L shaped day room. Wren kitchen installed with Quartz work-tops. Engineered Hardwood Oak flooring to the whole ground floor. A lovely warm, light, bright and sunny home with south west facing garden. Built by an independent builder and set in a good sized plot. Good location near to all essential amenities and major transport routes.

Comprising Downstairs Cloakroom, Lounge / dining Room, Kitchen, Utility Room, Three Bedrooms, En-suite, Family Bathroom, Garden and Garage, Driveway.

Boiler Installed 2021. Gas Fired Central Heating. Energy Performance Rating C.

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Description

Entrance Hall

Entrance door, stairs to first floor, under-stairs cupboard, door to lounge, kitchen and downstairs cloakroom

Cloakroom

Window to front, comprising WC, radiator, splash-back

Lounge/Kitchen 25' 7" x 19' 4" (7.8m x 5.9m)

Bay window to front, sliding doors to rear, open plan lounge and kitchen with Wren fitted kitchen with Quartz work-tops, integrated fridge freezer, integrated dishwasher, built-in tower oven, sink & drainer unit, radiator x 2, engineered wood flooring, door to utility room

Utility Room 7' 10" x 5' 7" (2.4m x 1.7m)

Door to rear, fitted units, space and plumbing for washing machine

First Floor Landing

Doors to all bedrooms and bathrooms, loft access

Bedroom 1 13' 1" x 11' 10" (4.0m x 3.6m)

Window to rear, radiator, door to en-suite

En-suite

Window to side, comprising shower cubicle, WC, pedestal wash basin, radiator, tiled walls

Bedroom 2 11' 8" x 9' 2" (3.55m x 2.80m)

Window to front, radiator

Bedroom 3 9' 10" x 7' 7" (3.0m x 2.3m)

Window to rear, radiator

Family Bathroom 9' 2" x 7' 7" (2.8m x 2.3m)

Window to front, comprising a fitted bath, WC, pedestal wash basin, tiled walls, radiator

Garage 17' 7" x 8' 2" (5.35m x 2.5m)

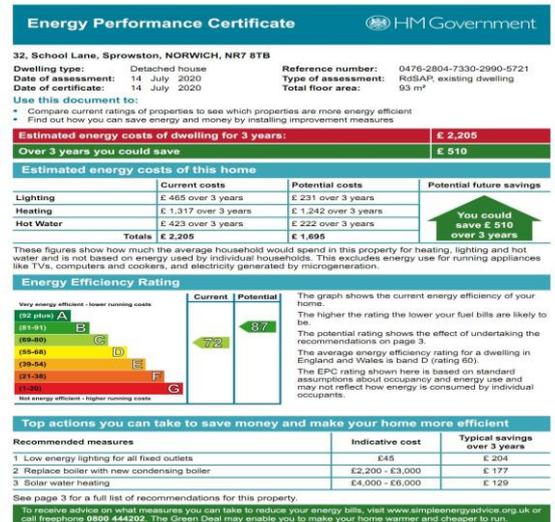
Up and over door, power and light

Rear Garden

Enclosed rear garden mainly laid to lawn, paved patio area, side access gate

Summary of accommodation

- Detached House
- Three Bedrooms
- Completely Renovated and Improved
- Open Plan Lounge & Kitchen
- Separate Utility Room
- South West Facing Garden
- Boiler installed 2021



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Astley & Co Estate Agents

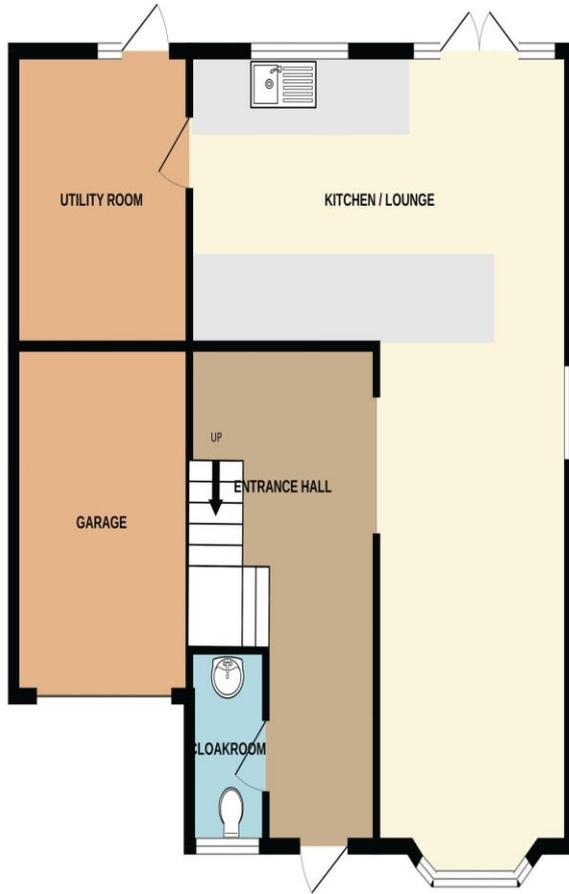
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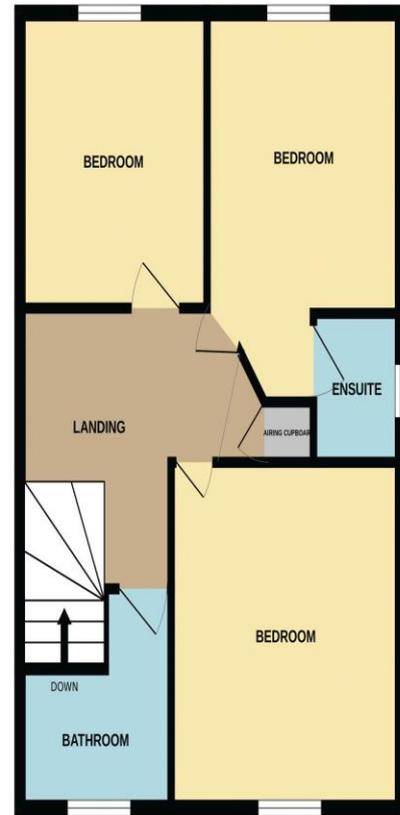
Tel: 01603 415182

Fax:

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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