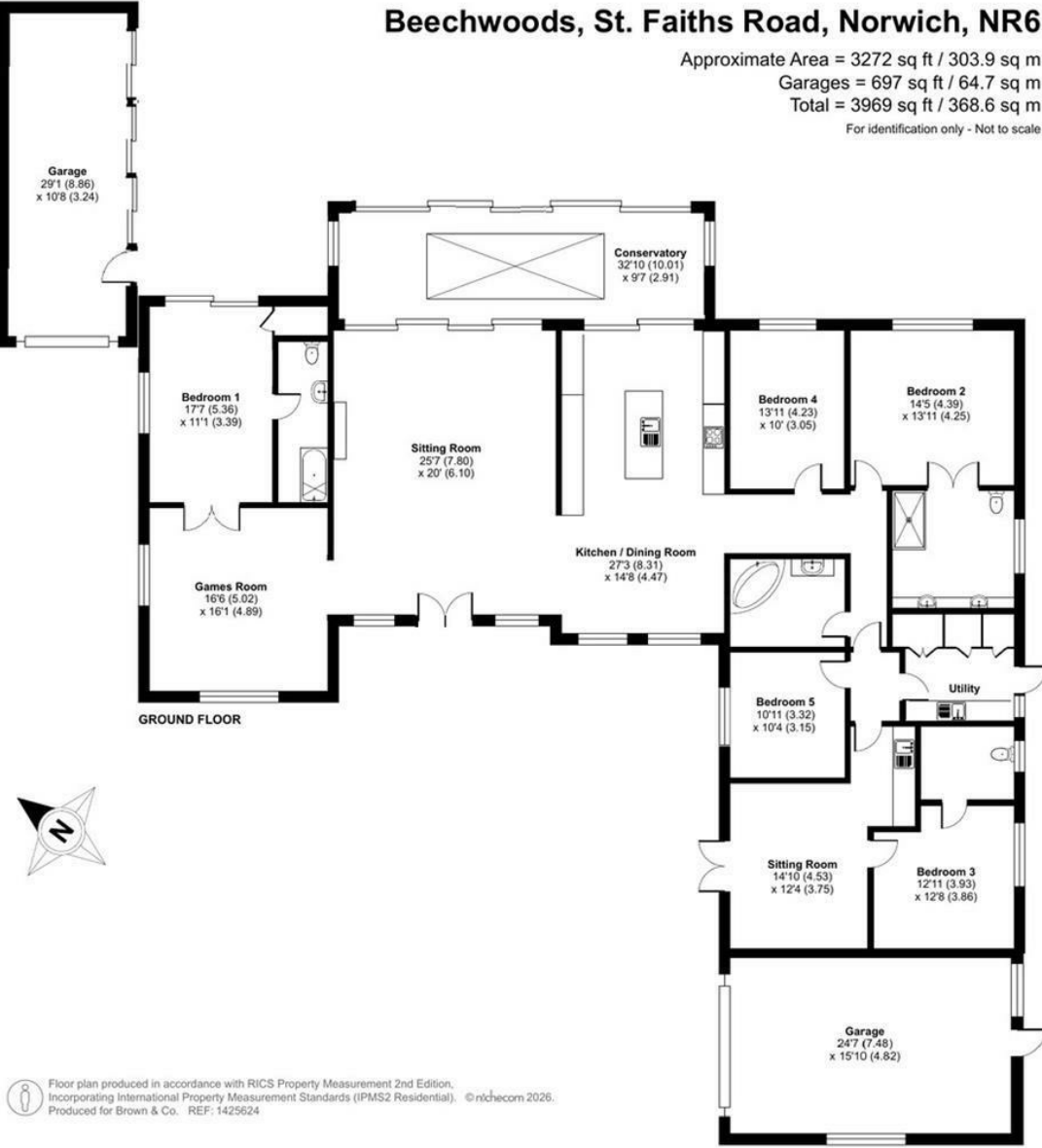




3 Beechwoods St. Faiths Road | | Norwich | NR6 7AQ

Offers In Excess Of £795,000

Gilson Bailey are excited to offer this incredible five bedroom detached bungalow on a large plot of approximately 0.5 acres (STMS) in a highly desirable private location in the heart of Old Catton. Offering over 3000 sqft of versatile accommodation and annexe potential, this property must be viewed to appreciate the quality on offer.

As soon as you step inside this unique and wonderful detached property you are greeted by a stunning sitting room with a feature woodburner and high ceilings, this room also provides access to a large 32ft garden room, a further reception/games room providing useful flexibility for a variety of purposes, with a door to a double bedroom, which benefits from en-suite facilities. A key feature of the home is the impressive, high quality open-plan kitchen and dining room. Extending to over 27 ft in length, this superb space provides a wonderful setting for both everyday family life and entertaining.

The further bedroom accommodation is equally impressive, comprising four further well-proportioned bedrooms in total. All are comfortable double bedrooms, with the second bedroom enjoying the benefit of a large en-suite bathroom. A particularly appealing aspect of the property is the self-contained annexe accommodation, which comprises a kitchenette, sitting room and bedroom with en-suite facilities. Bathroom equipment remains to be installed, allowing the space to be completed to suit the requirements of the new owner. This annexe would offer an excellent opportunity for multi generational living or a welcome source of income for investment purposes. There is a further family bathroom and separate utility room in this wing of the bungalow.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
01603764444

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Outside

Outside the bungalow is approached via a private driveway serving a small number of properties. On arrival, the scale of the property becomes immediately apparent, with an extensive parking area and two substantial garages adjoining the house. These provide excellent additional parking, storage or potential workshop/ office space, offering considerable versatility.

The property occupies a substantial plot, with the principal rear gardens providing a particularly attractive outdoor setting. The gardens are predominantly laid to lawn and are relatively straightforward to maintain, with an existing terrace creating an excellent area for outdoor seating and entertaining. Overlooking the expansive lawn, the garden enjoys a wonderful sense of privacy, while also offering scope for a new owner to introduce additional planting, landscaping or other garden features. There is a further side garden area which could be created separately for sole use of the annexe.

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Hallway

Open plan access to games room, sitting room and dining room.

Sitting Room 25'7" x 20'0"

Feature wood burner, two radiators, doors to conservatory.

Games Room/ Reception 16'5" x 16'0"

Two double glazed windows, radiator.

Bedroom 17'7" x 11'1"

Double glazed window and doors to rear garden, radiator, fitted wardrobes.

En- suite

Low level WC, wash basin, bath with shower over, airing cupboard.

Kitchen/Dining Room 27'3" x 14'7"

Two Large double glazed windows, radiator, quality fitted wall and base units with worktops over, feature island/ breakfast bar, single sink drainer with feature hot water tap, built in dishwasher, double oven and microwave, induction hob with extractor over.

Garden Room 32'10" x 9'6"

Radiator, doors opening to garden.

Inner hall

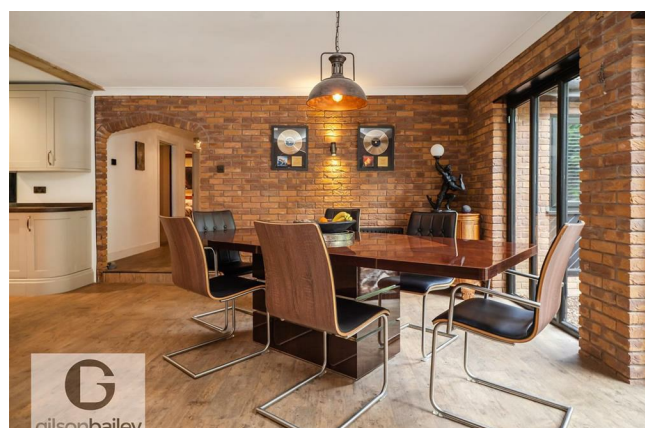
Radiator, doors to three bedrooms, bathroom, utility room and annexe area.

Bedroom 13'10" x 10'0"

Double glazed window to rear, fitted wardrobes and units, radiator.

Bedroom 14'4" x 13'11"

Double glazed window to rear, radiator, fitted wardrobes and secret door to en- suite



En- suite

Frosted double glazed window, low level WC, His and hers vanity wash basin, walk in shower cubicle, radiator.

Bathroom

Low level WC, vanity wash basin, corner bath with shower over, radiator.

Bedroom 10'10" x 10'4"

Double glazed window, radiator, fitted wardrobes and units.

Utility Room

Double glazed frosted door and window, Fitted base units with worktops over, single sink and drainer, space for washing machine, two cupboards housing further utilities and wall mounted gas boiler.

Annexe Living Area 14'10" x 12'3"

Plus kitchenette comprising fitted wall and base units, with a single sink and drainer, radiator, double glazed patio doors to side aspect.

Bedroom 12'10" x 12'7"

Double glazed window to side, radiator, fitted wardrobes

Garages 24'6" x 15'9"

Double Garage with an electric door, and a further large tandem garage in the rear garden measuring 8.66 x 3.24.

Local Authority

Broadland District Council - Tax Band G

Tenure

Freehold

Utilities

Fibre to Cabinet Broadband,
Mains Water, gas and electricity.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

