



31 Three Corner Drive, Norwich

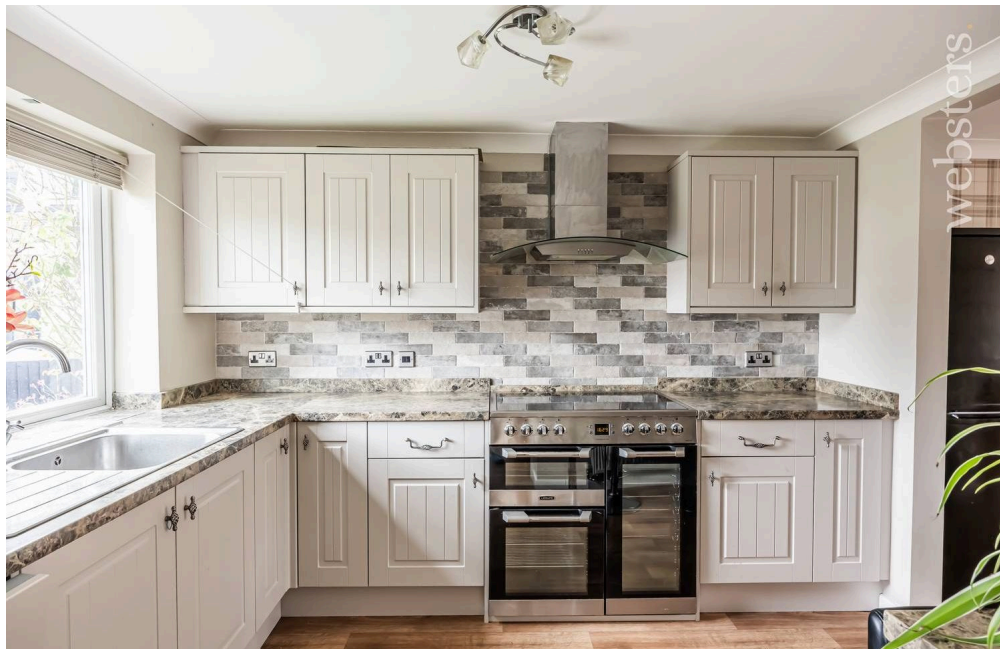
£300,000

ASKING PRICE OF £310,000 Websters are pleased to offer this three-bedroom detached property located in the sought-after village of Old Catton which comprises a bedroom/study, utility room, cloakroom, large open plan kitchen/diner and living room on the ground floor and two double bedrooms and a family bathroom on the first floor. Outside you are welcomed by a driveway with ample parking, a garage and a rear enclosed garden filled with mature shrubbery and a decking area for entertaining. This property is being offered with no chain.

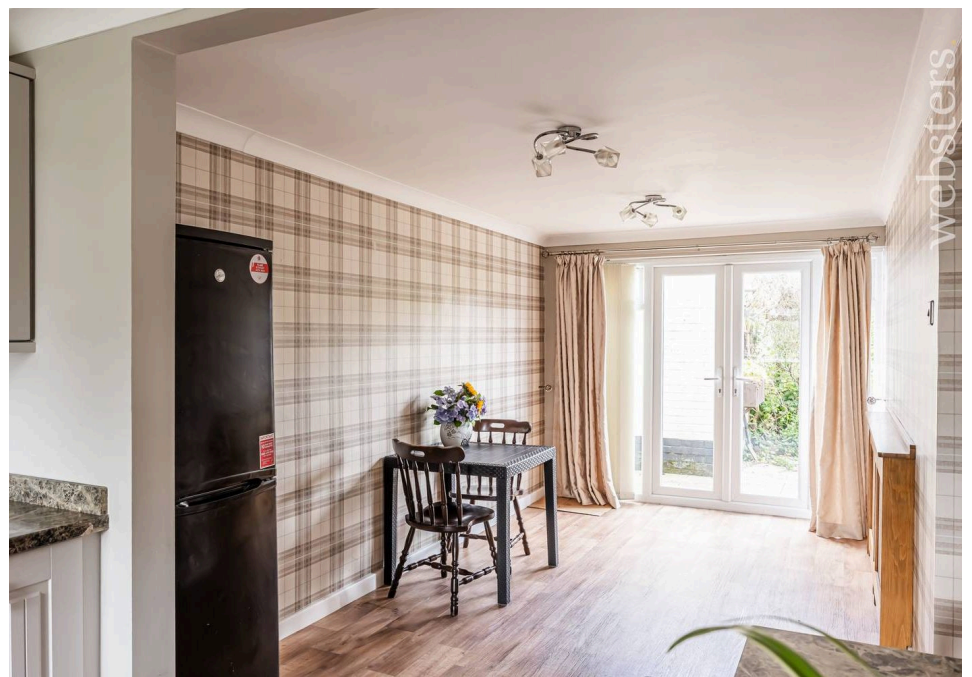
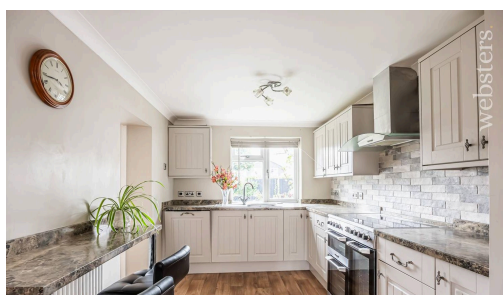
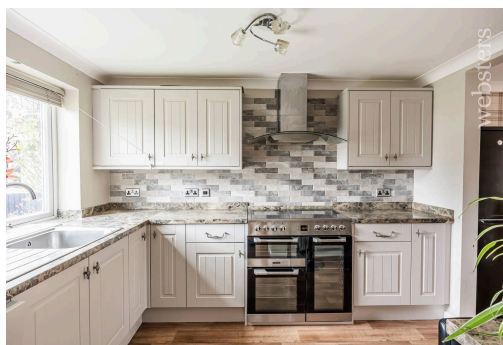
Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- GUIDE PRICE £320,000-£340,000
- WELL PRESENTED FAMILY HOME
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND C
- NO CHAIN
- GENEROUS PLOT
- THREE BED DETACHED



BEDROOM/STUDY

Dimensions: 8' 11" x 7' (2.72m x 2.13m). Wood effect flooring, uPVC double glazed window, radiator

UTILITY ROOM

Dimensions: 8' 2" x 6' 7" (2.49m x 2.01m). Base units, space for washing machine and tumble dryer and lots of storage, uPVC double glazed window to side, wood effect flooring

w/c

Dimensions: 2' 9" x 5' 4" (0.84m x 1.63m). Wood effect flooring, two piece suite comprising low level W/C and wash basin with tile splashback

KITCHEN/DINER

Dimensions: 8' 7" x 26' 2" (2.62m x 7.98m). Large open plan kitchen/diner with base set units and above, space for double oven, integrated dishwasher, stainless steel sink with mixer tap, wood effect flooring, space for fridge freezer, breakfast bar, radiator, doors to

LIVING ROOM

Dimensions: 15' 11" x 18' 2" (4.85m x 5.54m). uPVC double glazed windows to side, radiator, electric fireplace, fitted carpet

BEDROOM

Dimensions: 9' 11" x 10' 9" (3.02m x 3.28m). Wood effect flooring, uPVC double glazed window, radiator

BEDROOM

Dimensions: 9' 11" x 10' 7" (3.02m x 3.23m). Wood effect flooring, uPVC double glazed window, radiator

FAMILY BATHROOM

Dimensions: 7' 5" x 8' 3" (2.26m x 2.51m). Four piece suite comprising of corner bath, shower unit, wash basin and low level W/C, fitted carpet, uPVC double glazed window to rear

OUTSIDE

The garden benefits from lawn to the front of the property with a stone walkway to the rear where wooden decking is situated perfect for entertaining whilst surrounded by fencing and mature shrubbery. To the side there is a garage and two sheds perfect for storage.

COUNCIL TAX

The property comes under Broadland District Council and is in tax band C

SERVICES

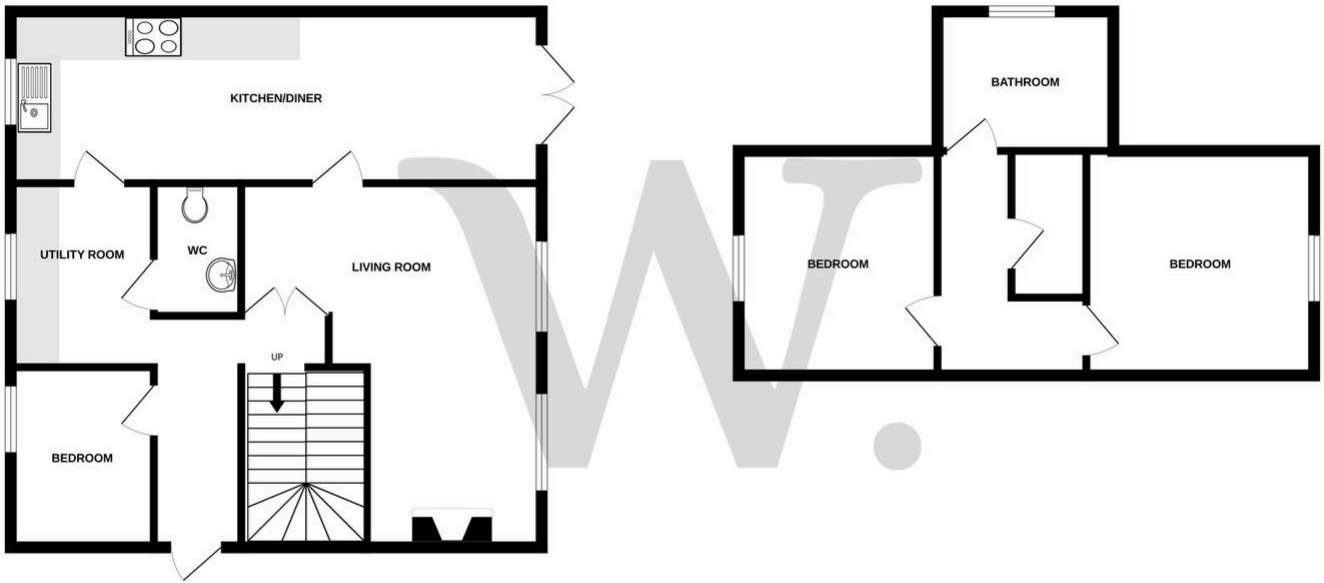
Gas, electricity, water and mains drainage are connected. Websters have not tested the services

VIEWINGS

Strictly by appointment with the sole agents only:
Websters

GROUND FLOOR

1ST FLOOR



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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