

Ben Allman  
Estate & Letting Agents

Ben Allman  
Estate & Letting Agents  
**FOR SALE**  
01603 555577  
ba@benallman.co.uk

100 Proctor Road  
Old Catton, Norwich, NR6 7PH  
Offers in excess of £315,000





# 100 Proctor Road, Old Catton, Norwich, NR6 7PH

This beautifully renovated detached 1960s bungalow has been thoughtfully reconfigured to create a stylish and spacious home. Formerly arranged as three bedrooms, the property now offers two exceptionally large double bedrooms, both positioned at the front of the bungalow and finished with new carpets. The principal bedroom further benefits from a newly installed contemporary en-suite shower room.

A tastefully upgraded entrance hall, enhanced with new flooring and panelling, leads past the bedrooms and continues around to a modern shower room and generous built-in storage cupboards. From here, the accommodation opens into an impressive 6.7m open-plan sitting room and kitchen, which has been extensively upgraded and is ideal for modern living. The kitchen is well-appointed with integrated appliances including a dishwasher and fridge/freezer, along with a breakfast bar that adds both practicality and a sociable focal point.

The living space is flooded with natural light thanks to triple aspect windows and French doors opening directly onto the rear garden. A further side door provides internal access to the garage, which offers excellent potential for conversion into additional accommodation, subject to the necessary planning permissions.

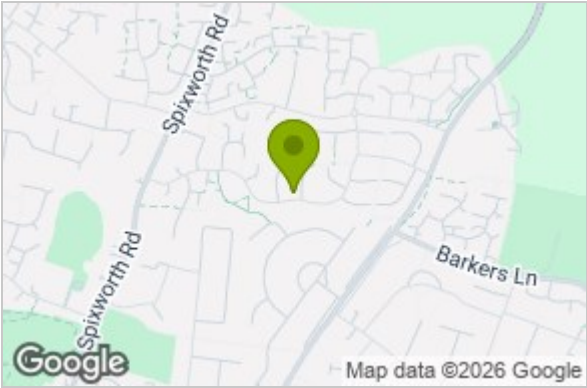
The property sits amongst a generous plot with a lawned front garden and freshly gravelled driveway for off-road parking. There is a gate to the left-hand side of the property, providing access to an enclosed and entirely private rear garden. The garden enjoys a combination of lawn and recently installed paving.



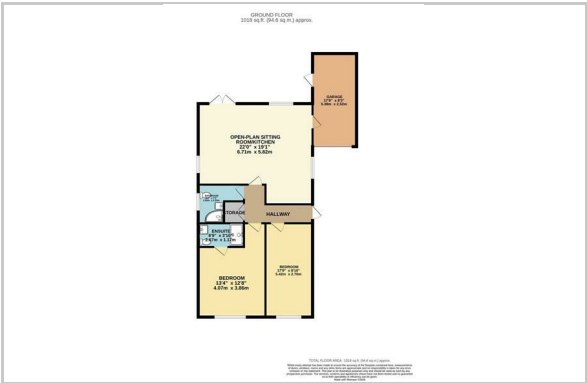
Location



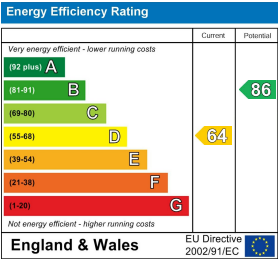
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.