

Ben Allman
Estate & Letting Agents

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FOR SALE

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17 Lodge Lane

Old Catton, Norwich, NR6 7EA

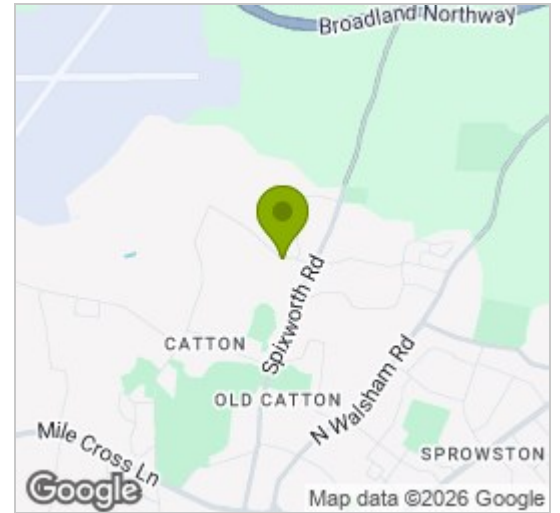
Guide price £350,000



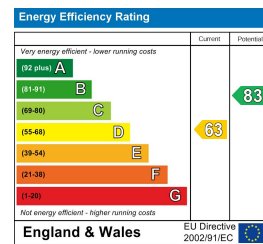
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £350,000 - £360,000
- Detached 3 Bedroom House
- Integral Garage Which Could Be Converted Into Further Living Accommodation (STPP)
- Enclosed And Private Rear Walled Garden
- Gas Central Heating And uPVC Windows Throughout
- Vendors Have Found
- Ground Floor Shower Room And A First Floor Bathroom
- Generous 7.2m Sitting Room/Dining Room
- Utility Room
- EPC Rating - D



Situated in a desirable residential area of Old Catton, this well-presented detached home offers spacious and versatile accommodation, ideal for modern family living. The property has been thoughtfully improved by the current owners, including tasteful redecoration and the addition of new carpets.

The ground floor features a generous entrance hall leading to a superb dual-aspect 7.2m sitting and dining room. The kitchen is complemented by a separate utility room, while a ground floor shower room adds further practicality. The property boasts an integral garage which offers exciting potential to be converted into additional living accommodation, subject to the necessary planning permissions.

Upstairs, there are three well-proportioned bedrooms, all benefiting from integrated wardrobes, along with a family bathroom. Outside, the property enjoys a driveway and a neatly lawned front garden, while to the rear there is a private and enclosed walled garden.

The vendors have already secured an onward property with no forward chain, helping to facilitate a speedy sale.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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