

Ben Allman  
Estate & Letting Agents



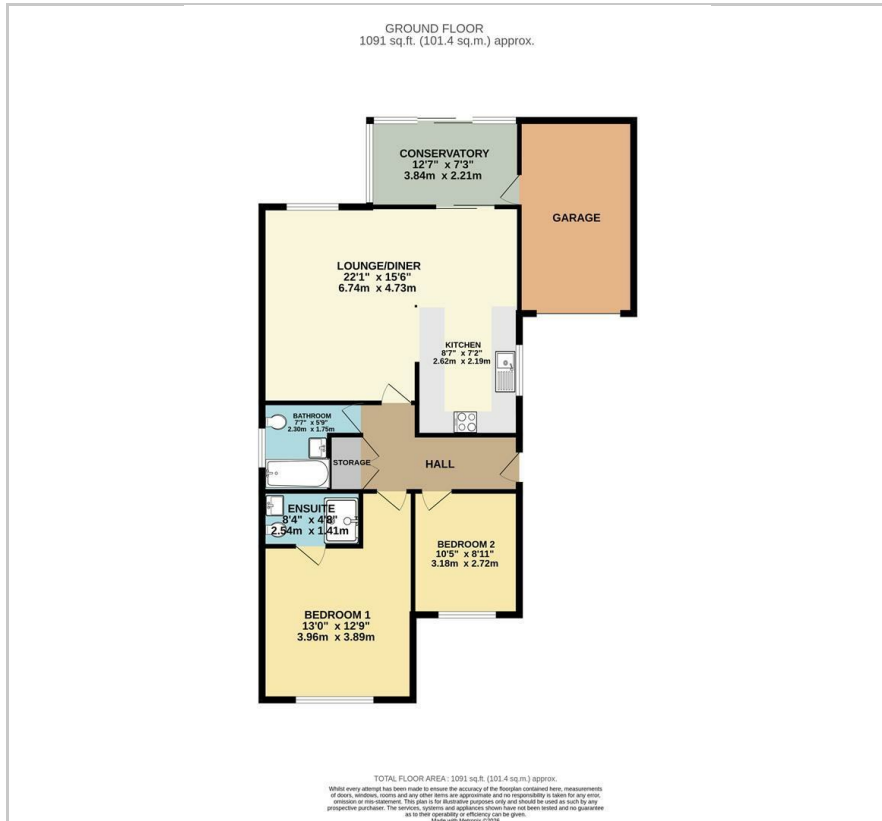
102 Proctor Road

, Norwich, NR6 7PH

Offers in excess of £325,000



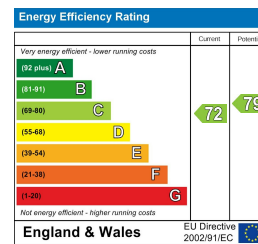
## Floor Plan



## 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.

- Two Bedroom Detached Bungalow
- Beautifully Renovated And Modernised Throughout
- Expansive Open Plan Living Space To The Rear
- Ensuite Shower Room Off The Master Bedroom
- Driveway With Space For Multiple Cars
- Integral Garage
- Conservatory Overlooking The Rear Garden
- EPC Rating Upgraded To A C
- Gas Combi Boiler
- Offered With No Onward Chain

Situated on Proctor Road in the popular suburb of Old Catton, this fully renovated two-bedroom detached bungalow has been comprehensively improved throughout, including upgrades which have contributed to an EPC rating of C.

The property is approached via a large brick weave driveway providing ample off-road parking and access to the garage.

Entering through the front door, you are welcomed into a spacious hallway featuring decorative wood panelling, with access to all rooms and useful built-in storage cupboards. To the front of the property are two double bedrooms, both well-proportioned, with the principal bedroom benefitting from wood panelling and a modern en-suite shower room comprising a walk-in shower, WC and hand wash basin.

To the rear of the property is a generous open-plan living and dining area, offering ample space for a range of seating and dining furniture. This room also features attractive wood panelling and provides access to the loft via a hatch. The living space flows into the fitted kitchen, which offers a range of wall and base units, an electric oven and hob with extractor hood over, space and plumbing for white goods, and a breakfast bar area.

The family bathroom is fitted with a three-piece suite comprising a bath with mains-fed shower over, WC and



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