



**14 Ecton Walk, Old Catton, NR6 7ES**

**Offers Over £225,000**

- THREE BEDROOMS
- OVER LOOKING THE GREEN
- FRONT GARDEN
- MID TERRACE HOUSE
- EN-BLOC GARAGE
- ENCLOSED REAR GARDEN

# 14 Ecton Walk, Old Catton NR6 7ES

This well presented three bedroom mid terrace home enjoys a pleasant outlook overlooking the green. The accommodation includes an entrance porch, a lounge, a kitchen/diner, a first floor landing leading to three bedrooms, and a shower room. Outside, the property benefits from front and rear gardens, as well as an en-bloc garage.



Council Tax Band: B



## **DESCRIPTION**

This three bedroom mid terrace house overlooks the green and is well presented throughout. The accommodation comprises of entrance porch, lounge, kitchen/diner, first floor landing, three bedrooms and a family bathroom. Externally there are front and rear gardens and an en-bloc garage.

## **LOCATION**

Ecton Walk is located in the heart of the sought after village of Old Catton, just north of Norwich city centre. The area offers convenient access to a range of local amenities, including primary and secondary schools, a supermarket, a doctor's surgery, a traditional village pub, and excellent transport links into the city.

## **PORCH**

Composite door with double glazed obscured glass, two uPVC double glazed windows to front and side aspect, gas and electric meter cupboard, carpeted.

## **LOUNGE**

uPVC double glazed windows to front aspect, wooden door leads to porch, laminate flooring, radiator, stairs to first floor.

## **KITCHEN / DINER**

uPVC French doors to rear garden, uPVC double glazed window to rear aspect, a range of wall and base units with countertop over, inset stainless steel one and a half bowl sink, four ring gas hob and electric oven with extractor over. Space and plumbing for washing machine, radiator, vinyl flooring.

## **STAIRS TO FIRST FLOOR**

Carpeted, entrances to bedrooms and family bathroom.

## **MAIN BEDROOM**

uPVC double glazed window to front aspect, carpeted, radiator, space for wardrobe and shelves.

## **BEDROOM THREE**

uPVC double glazed window to front aspect, radiator, carpeted.

## **FAMILY BATHROOM**

uPVC double glazed window with obscured glass, pedestal hand wash basin, WC, panelled bath with electric shower, towel heater, airing cupboard which houses boiler.

## **BEDROOM TWO**

uPVC double glazed window to rear aspect, radiator, cork tile flooring, loft access.

## **GARAGE**

Roller door with power and light.

## **EXTERNAL**

To the front of the property there is a low level brick wall with iron gate and path leading to the entrance porch. To the rear is a garden which is mostly laid to lawn and a path leading to the garage. In front of the garage is a shingle shared drive with parking for one car.

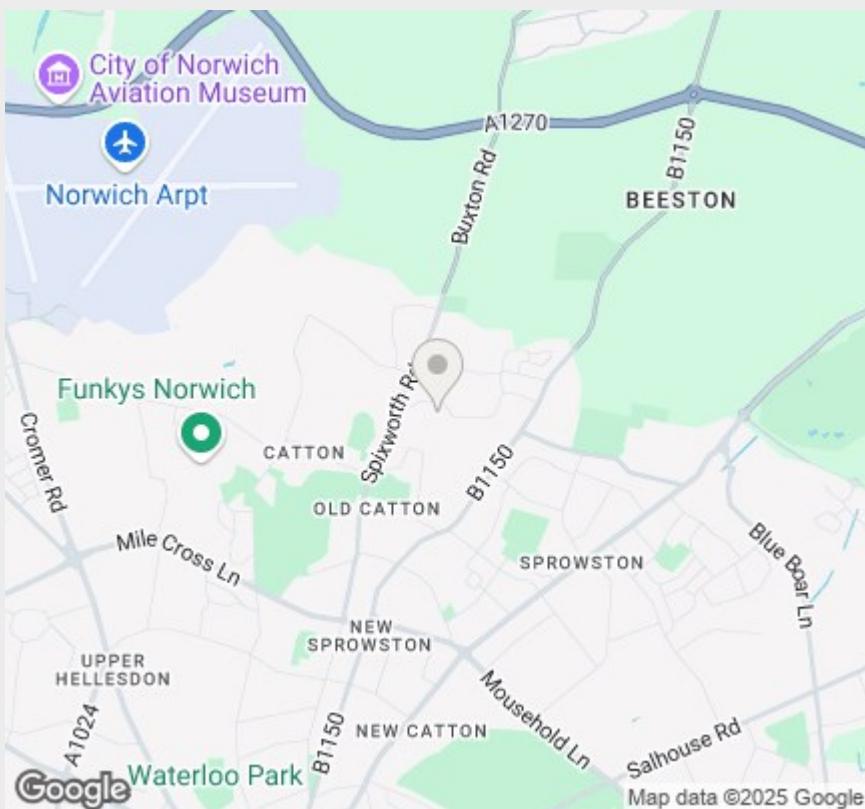
## **AGENTS NOTES**

Freehold

Mains Drainage

Gas and electricity connected

Council Tax: Broadland Band B

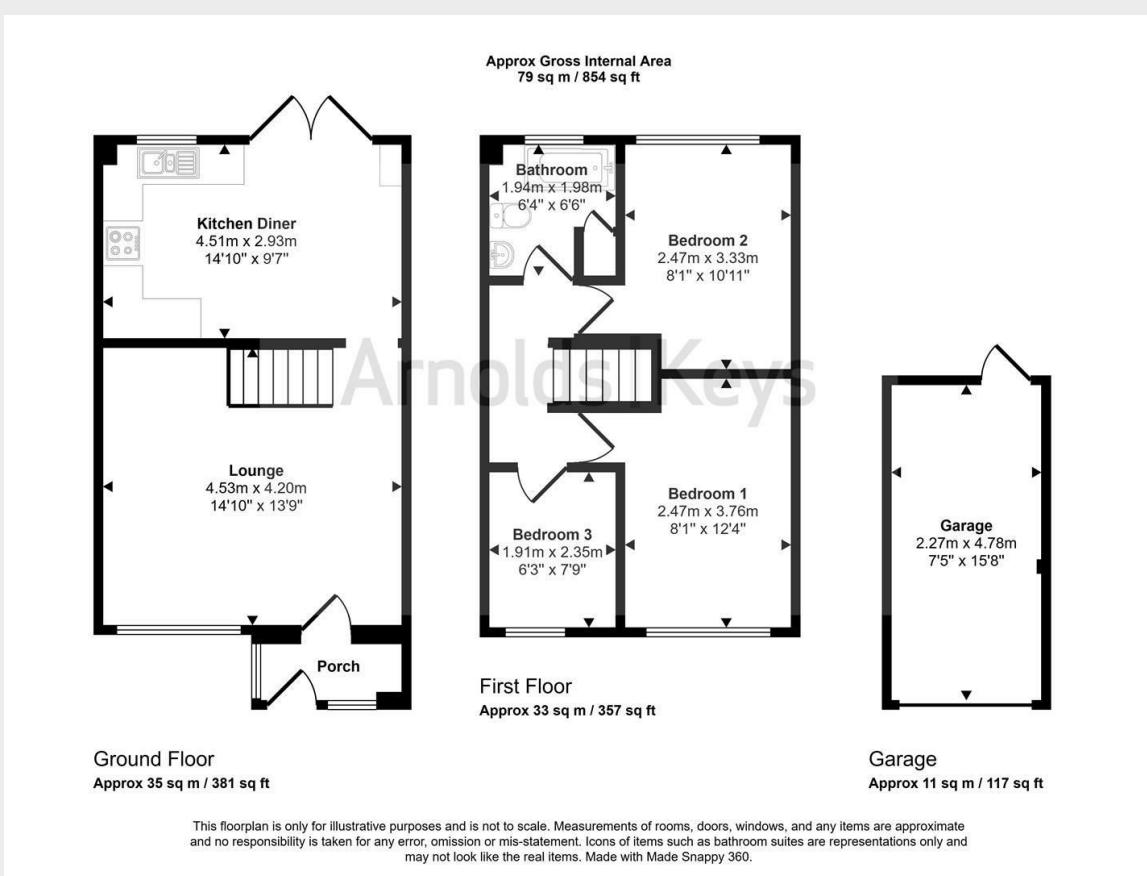


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

