



3 Chapelfield Close, Catfield, NR29 5AT

£300,000





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Catfield, Great Yarmouth, NR29 5AT

- Spacious Detached Bungalow
- Lounge & Separate Sitting/Dining Room
- Pleasant Corner Plot Position
- Off Road Parking & Garage
- Popular Broadland Village
- Extended Accommodation
- Three Bedrooms
- Generous Garden
- LPG Central Heating
- Offered With No Onward Chain

Aldreds are pleased to offer this spacious, extended detached bungalow located in the popular Broadland village of Catfield. This nicely positioned property is located at the end of the cul-de-sac with a generous corner plot garden and offers spacious accommodation including an entrance hall, lounge, separate sitting/dining room, kitchen, porch/utility, shower room and three double bedrooms. The property offers LPG central heating, uPVC sealed unit double glazed windows, driveway parking, garage and well maintained gardens. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Entrance Hall

Obscure glazed entrance door, radiator, telephone point, power point, loft access, doors leading off;

Lounge 14'7" x 10'10" (4.47m x 3.32m)

Window to front aspect, timber fireplace surround with a coal effect electric fire on a tiled hearth, radiator, power points, television point, telephone point.

Kitchen 11'5" x 8'11" (3.49m x 2.72m)

Rear inward facing window, a range of modern fitted kitchen units rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, extractor, fridge, glazed door to utility room/porch, open plan access to;

Sitting / Dining Room 15'6" x 13'6" (4.73m x 4.14m)

Window to side aspect, thermostat, radiator, telephone point, power points, door giving access to bedroom three.





Directions

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149. Turn right sign posted Catfield and Ludham and proceed into the village of Catfield bearing round to the right, take the right hand turn just before the Post Office into Church Road, then right into Back Lane. Turn right again into Chapelfield Close, where the property can be found at on the left hand side, located by our FOR SALE board.

Porch/Utility 12'5" x 5'11" (3.8m x 1.81m)

Windows to side and rear aspects, wall mounted LPG boiler for hot water and central heating, fitted work surface, power points, plumbing for washing machine.

Bedroom 1 11'2" x 10'10" (3.41m x 3.32m)

Window to front aspect, radiator, power points, telephone point.

Bedroom 2 11'2" x 8'11" at max (3.41m x 2.72m at max)

Window to rear aspect, radiator, power points, telephone point, built-in wardrobe.

Bedroom 3 10'9" x 10'4" (3.29m x 3.15m)

Window to front aspect, radiator, power points.

Shower Room

Obscure glazed window to rear aspect, fully tiled walls, heated towel rail, tiled shower cubicle, hand wash basin within a fitted storage unit, low level w.c., ventilation.



Outside

The property occupies a tremendous corner plot position with vehicular access to the rear of the property, with a large driveway extending to a brick built single garage.

Garage 16'7" x 8'7" (5.06m x 2.64m)

Front facing up and over door, side service door, rear facing window, power and lighting.

Gardens

To the rear of the property is a paved courtyard style garden with external lighting and water supply, housing the LGP gas tanks. To the front and side of the property are generous lawned gardens, well stocked to borders with a mixture of close board panel fencing, picket style fencing and hedgerows to boundaries, with a paved pathway with pedestrian gate to front main entrance.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

Energy Performance Certificate (EPC)

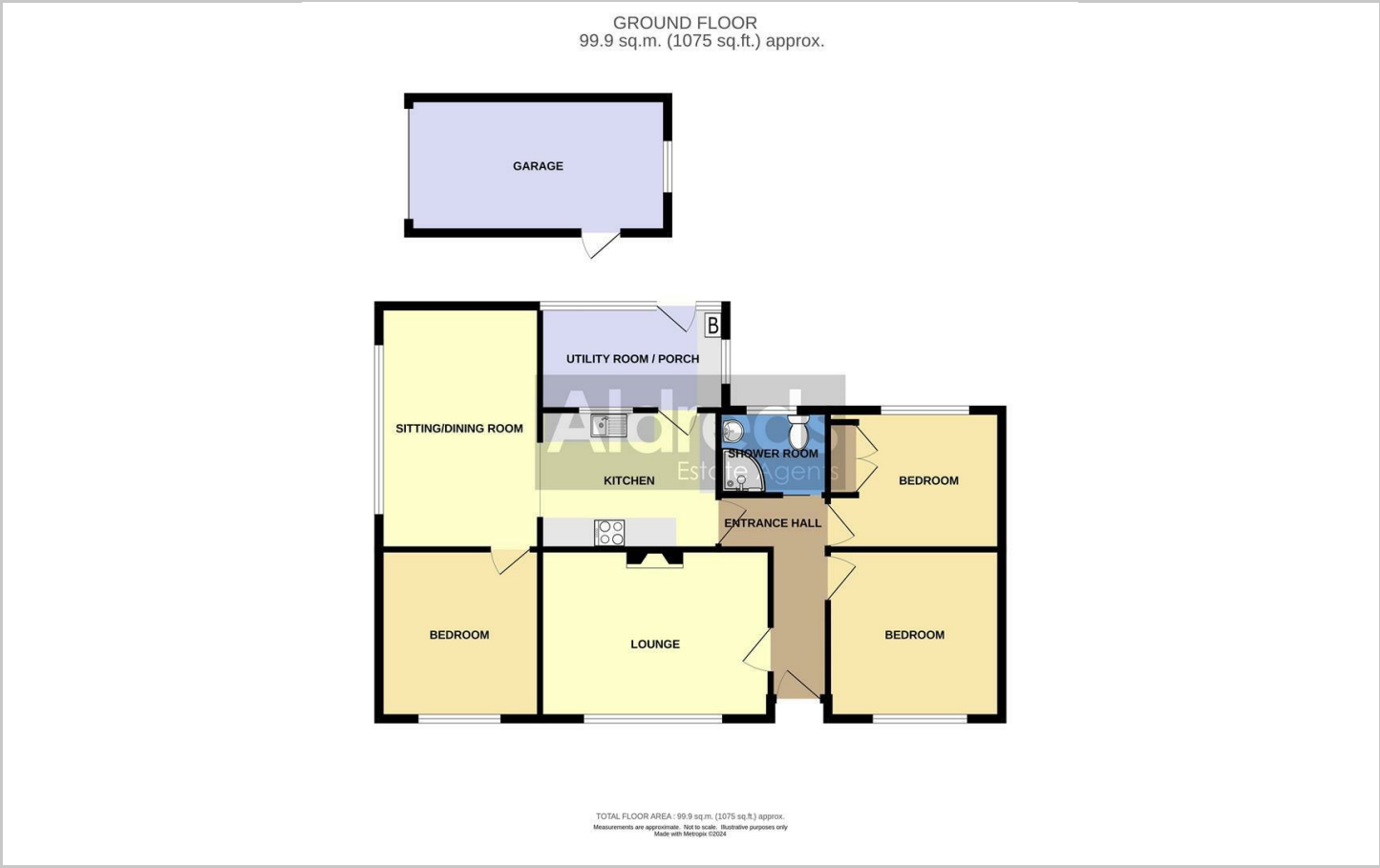
EPC Rating: E

Reference

S9804/PJL



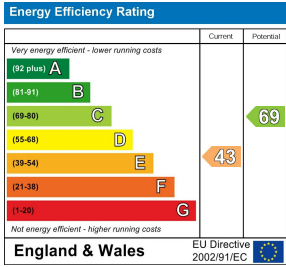
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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