

Aldreds
Estate Agents



8 St. Catherines Avenue, Catfield, NR29 5AP

£260,000





8 St. Catherines Avenue

Catfield, Great Yarmouth, NR29 5AP

- Spacious Semi Detached House
- Three Bedrooms
- Generous Kitchen Diner
- Storage Heating
- Popular Broadland Location
- Ex Local Authority
- Lounge & Sunlounge
- Wonderful large Garden
- Lots of Scope to Modernise
- Offered with No Onward Chain

Aldreds are delighted to offer this spacious three bedroom semi-detached house, located in the popular Broadland village of Catfield. This substantial ex-Local Authority home sits in a generous plot with a large, enclosed rear garden. Beautifully looked after by the current owners over a number of decades, the property may now benefit from a course of modernisation.

The accommodation offered includes an entrance hall, kitchen/diner, lounge, sunlounge, ground floor cloakroom, three bedrooms and a first floor bathroom. The property offers storage heating, uPVC sealed unit double glazed windows, a timber garage and the delightful, generous garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate.

£260,000 - £269,000



Entrance Porch

Part-glazed entrance door with windows to front and side aspects, glazed door giving access to;

Hallway

Stairs to first floor landing, side inward facing window, storage heater, smoke detector, power point, doors leading off;

Cloakroom

Obscure glazed window to front aspect, fully tiled walls, low level WC, hand wash basin, inset LED ceiling light.

Lounge 15'9" x 11'2" (4.81m x 3.41m)

With an attractive bay window to front aspect with additional front facing circular window, two storage heaters, power points, television point, tiled fireplace surround with electric coal effect fire.





Kitchen/Diner 21'10" at max x 8'5" (6.66m at max x 2.57m)

Windows to side and rear aspects, pantry cupboard with side facing window, fitted shelving and electric consumer unit, a range of fitted kitchen units with rolled edge work surface and tiled splashback, integrated electric double oven, ceramic hob and corner extractor, sink drainer with mixer tap, plumbing for dishwasher, storage heater, glazed door leading into sun lounge.

Sun Lounge 19'9" x 6'2" (6.03m x 1.88m)

Built-in cupboard, power points, loft access, plumbing for washing machine, storage heater, velux light to rear aspect, windows to side and rear aspects, glazed sliding doors to rear garden.

First Floor Landing

Side facing window, loft access, airing cupboard housing hot water cylinder with immersion heater, storage heater, doors leading off;

Bedroom 1 15'2" x 8'8" at max (4.64m x 2.65m at max)

Window to rear aspect, built-in cupboard, power points, telephone point, wall lighting.

Directions

From Aldreds Stalham office proceed along the A149 towards Great Yarmouth for approximately three miles, turn right, sign posted to Catfield, proceed into the village of Catfield passing through the village centre through the 'S' bend, continue towards Ludham on The Street, turning left into St Catherines Avenue. Follow the road to the left and continue, where the property can be found a short way along on the left hand side, on the corner of the junction.



Bedroom 2 11'8" plus doorwell x 9'7" (3.56m plus doorwell x 2.93m)

Two front facing windows, built-in wardrobe, bedside wall lighting, power points.

Bedroom 3 9'11" x 6'11" (3.03m x 2.11m)

Window to front aspect, fitted bedroom furniture, power points.

Bathroom

Rear facing obscure glazed window, secondary glazed, panelled bath with electric shower over and shower screen, low level WC, pedestal hand wash basin, fully tiled walls, ventilation, wall mounted electric heater.

Outside

The property offers a wonderful corner plot position with a generous garden. The front garden is nicely enclosed with a low level brick wall and laid to shingle, mature shrubbery and planting. The shingled area extends to the side of the property leading onto a generous rear garden, beautifully maintained and laid to lawn with a pathway leading down the garden with high level mature hedgerows to boundaries, timber garden shed and greenhouse and timber garage with a patio area to the rear of the property.

Agents Note

The property was re-wired with new consumer units installed in the last ten years.

Section 157 Covenant

A Section 157 covenant exists, restricting prospective purchasers to those who have lived or worked in Norfolk for the immediate three years prior to purchase.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band 'B'

Location

Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

Reference

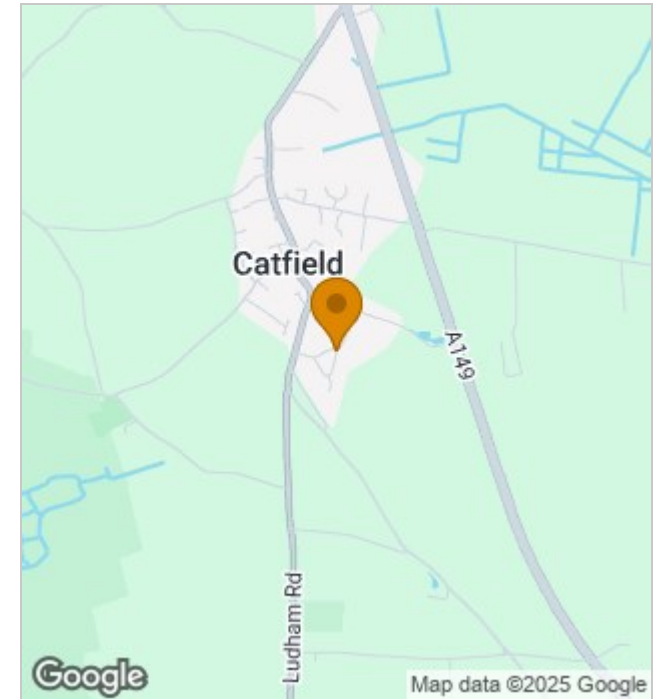
PJL/S9952



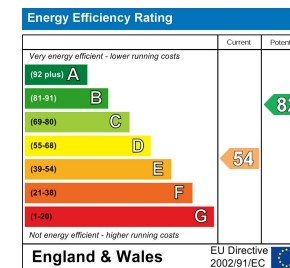
Floor Plans



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>