



4 Old Watton Road, Colney, NR4 7TN

Guide Price £330,000

- NO ONWARD CHAIN
- SEMI DETACHED
- LARGE GARDEN
- EASY ACCESS TO SPIRE HOSPITAL
- GENEROUS SIZED PLOT
- FOUR BEDROOMS
- AMPLE PARKING FOR MULTIPLE CARS
- EASY ACCESS TO NNUH

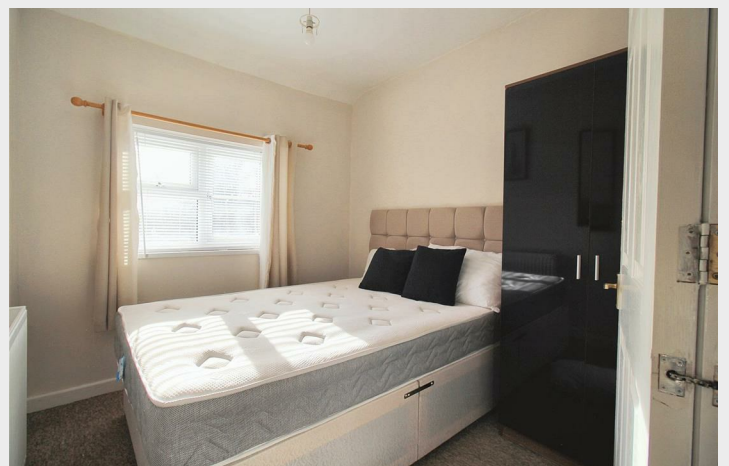


# 4 Old Watton Road, Colney NR4 7TN

This four bedroom home offers practical accommodation across two floors. The ground floor includes a lounge, kitchen, bathroom, and utility room. Upstairs are three well proportioned bedrooms and a shower room. Outside, the property features a large driveway with parking for multiple vehicles and a spacious garden.

 3  2  1  D

Council Tax Band:



## DESCRIPTION

This bright and spacious four bedroom home offers well arranged accommodation across two floors. The ground floor features a lounge, a kitchen, bedroom, bathroom, and a utility area. Upstairs, you'll find three generously sized bedrooms and a shower room. Outside, the property boasts a large driveway with ample parking for multiple vehicles and a generously sized garden, perfect for outdoor activities and entertaining.

## LOCATION

Old Watton Road enjoys a convenient location on the outskirts of Norwich, providing easy access to the city's shopping and transport amenities. The property is also ideally situated near the A47, offering excellent connectivity. Additionally, the University Hospital is just a short distance away.

## ENTRANCE HALL

uPVC door to front, uPVC double glazed window to side aspect, tiled flooring.

## UTILITY SPACE

Radiator, tiled flooring, washing machine, entrance to living room and kitchen.

## KITCHEN

uPVC double glazed window to side aspect, tiled flooring, a range of wall and base units with counter over. Inset stainless steel bowl sink with drainer, electric oven with 4 ring hob, boiler.

## LOUNGE

uPVC double glazed window and French doors lead to the patio, laminate flooring, radiator, stairs to first floor landing.

## DOWNSTAIRS BATHROOM

uPVC double glazed window with obscured glass to front aspect, panelled bath with shower over, pedestal hand wash basin, WC.

## BEDROOM FOUR

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

## STAIRS TO FIRST FLOOR

Carpeted, cupboard, entrances to bedrooms, shower room and loft.

## SHOWER ROOM

Vinyl flooring, radiator, WC, hand wash basin, freestanding shower connected to mains water.

## BEDROOM ONE

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

## BEDROOM TWO

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

## BEDROOM THREE

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

## EXTERNAL

To the front is a gravel driveway big enough for several cars, to the side is a large garden mostly laid to lawn and surrounded by trees and bushes, to the rear is a patio area.

## AGENTS NOTES

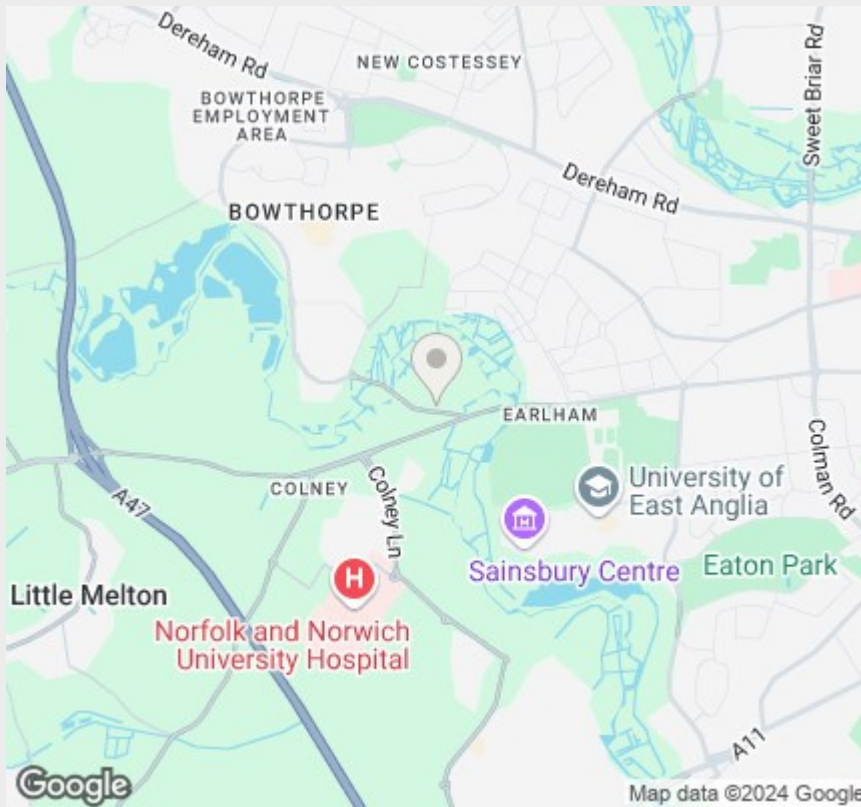
Freehold

Council tax: TBC

Gas and electricity connected

Septic Tank





## Viewings

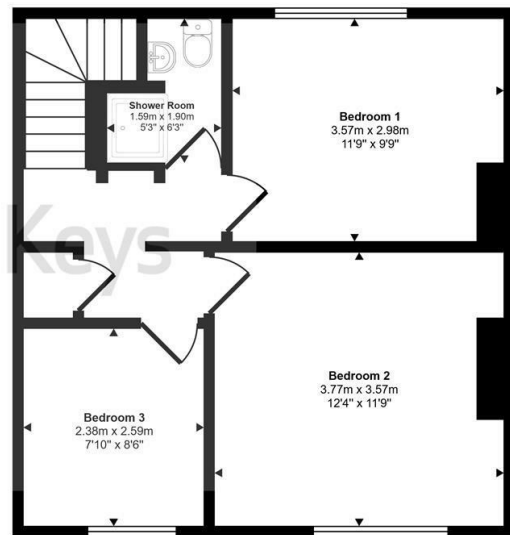
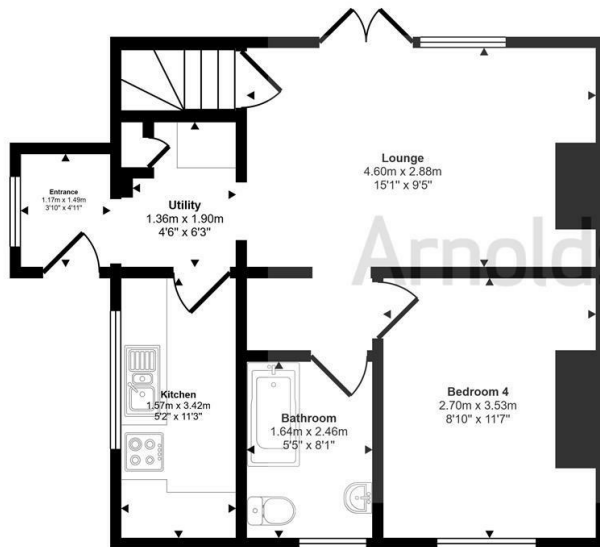
Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
85 sq m / 919 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

