



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Burma Road, Norwich, Norfolk, NR6 7AA

A detached, two-to-three-bedroom bungalow, vacant with no onward chain, located in the popular suburb of Old Catton, approximately two miles north of the capital city of Norwich, the property is conveniently located close to local amenities that include numerous public houses and restaurants, schooling, supermarkets and Catton Park with over seventy acres of open countryside space.

Set back from the road, the property is approached from the front over a shingle driveway providing off-road parking and access to a garage and a front lawn garden. To the rear, a paved terrace extends away from the property to an enclosed south east facing lawn garden.

The property enters into a hallway where separate internal doors lead into two double bay fronted windows, a separate dining room or third bedrooms and a family bathroom. To the rear of the property there is a generous galley style kitchen with a porch providing access to the rear garden.

The property further benefits from its proximity to the Norwich ring road and the Northern Distributor Road with links to the stunning North Norfolk coastline. There are also regular public transport links to and from the city centre where you will find excellent retail shopping, varied nightlife and extensive historical interest.



Detached



Bungalow



Older



1 Bathroom



1/2 Receptions



2/3 Bedrooms



Tax Band D

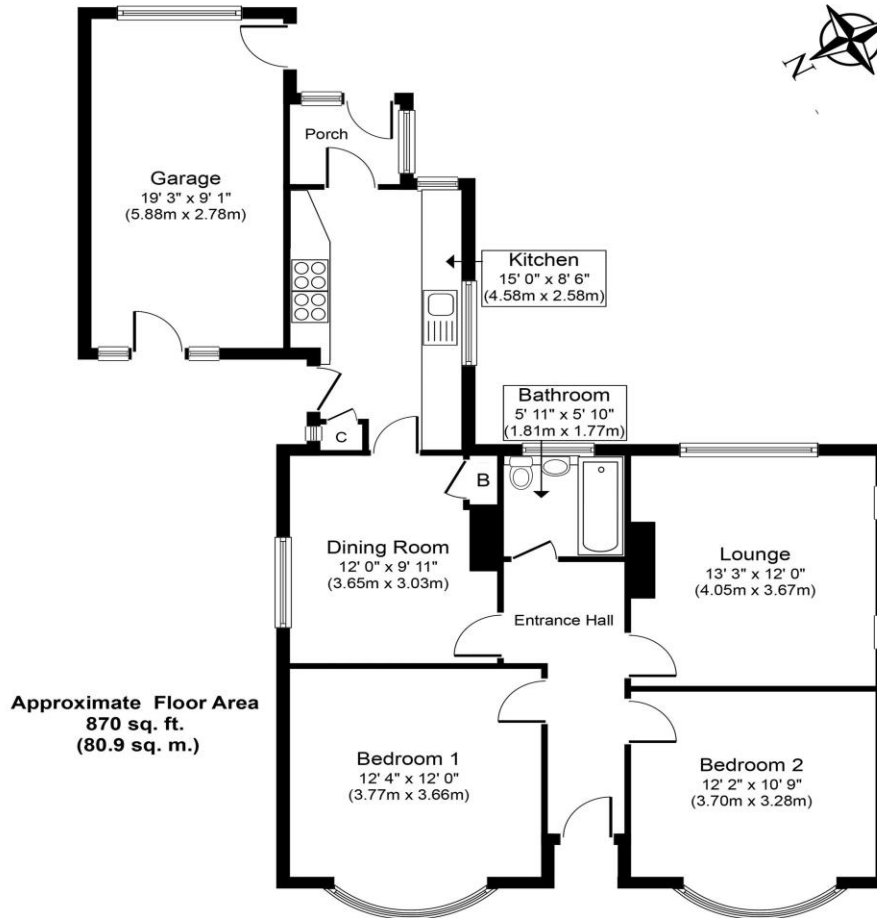


Off-Road
Parking



Garage





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES