

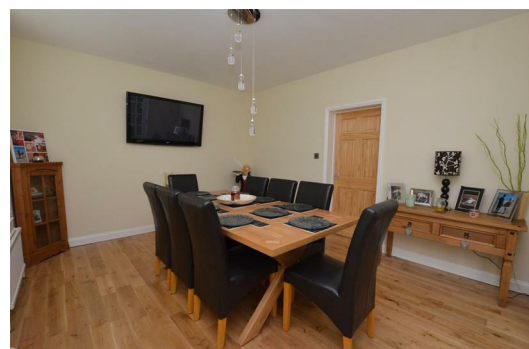


7a Dowding Road, Norwich, NR6 6DD

Guide price £750,000

Norfolk Property Online presents a five bedroom detached house in the popular suburb of Old Catton. The property was originally owned by the RAF as the officers mess and is located down a quiet road. The property features a stunning kitchen breakfast room with granite work surfaces and stainless Rangemaster, bay fronted sitting room, dining room, study and w/c on the ground floor. On the first floor there are four double bedrooms with a refitted master en suite and stunning four piece family bathroom with free standing bath. To the front of the property there is off road parking for four vehicles and a recently constructed double garage with a large Southerly facing garden to the rear.

To the side of the property is further garden land which has been granted planning permission for a detached two bedroom bungalow. These plans can be sent on request.

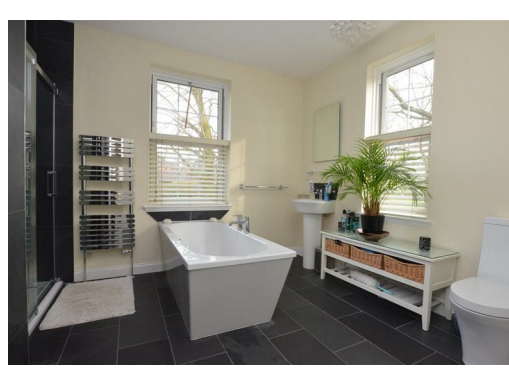


90 St Faiths Lane, Norwich, NR1 1NE

01603 300900 | hello@norfolkpropertyonline.co.uk | norfolkpropertyonline.co.uk



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GROUND FLOOR
APPROX. FLOOR
AREA 1148 SQ.FT.
(106.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 992 SQ.FT.
(92.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2140 SQ.FT. (198.8 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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