



CHARNWOOD HOUSE, Old Catton

GUIDE £425,000



Charnwood House, 224 St Faiths Road, Old Catton, Norwich, NR6 7AH

A four bedroom detached family home, well positioned on a generous plot and set back from the road.

DESCRIPTION

Charnwood House was built in the early 1960's on a good plot of land which once belonged to The Manor House and we understand that the brick and flint wall on the front boundary is Listed. The property would benefit from updating and clearly offers potential to remodel or even enlarge the accommodation subject to the necessary consent. There is also a large loft space. The existing accommodation includes a welcoming reception hall, cloakroom and separate WC, lounge, dining room, kitchen, four bedrooms, bathroom and a separate WC. The property has a burglar alarm system, gas central heating and some of the windows have been replaced with UPVC double glazed units and most of the remaining windows have secondary double glazing.

The house stands well on the plot with a very pleasant view to the rear. There is also ample parking and a long garage with a side entrance hallway linked to the house.

LOCATION

Old Catton is a popular suburb to the north of Norwich City centre with amenities including some shops, all levels of schools and a bus service nearby into the City centre. Nearby Catton Park is a Grade II listed public park covering around 70 acres and was renowned landscape gardener Humphry Repton's first commission.

DIRECTIONS

Proceed over the traffic lights at the end of Magdalen Street by the Artichoke public house into Magdalen Road. Continue along Magdalen Road and bear left at the fork in the road by the traffic lights, remaining on Magdalen Road. Continue along and Magdalen Road which leads into Constitution Hill (B1150 to North Walsham). Remain on Constitution Hill to the roundabout at the junction with the outer ring road and take the first exit into Chartwell Road which is part of the outer ring road. Continue past Oak Lane on the right and turn right at the next set of traffic lights into St Faiths Road. Proceed up St Faiths Road, passing

Appleacres on the left and where the road bears round to the left, turn right into St Faiths Road, following the road along the property will be found on the right hand side just after Church Street.

ACCOMMODATION

ENTRANCE HALL Entrance door with single glazed windows either side. Radiator. Thermostat control for heating. Telephone point. Built-in under stairs cloaks/storage cupboard. Staircase to first floor landing. Textured ceiling.

CLOAKROOM 3.09m x 0.88m (10'2" x 2'11"). Wash basin with cupboard below. Part tiled walls. Radiator. UPVC double glazed window to front aspect.

SEPARATE WC 1.62m x 0.78m (5'4" x 2'7"). White WC. Part tiled walls. UPVC double glazed window to front aspect.



LOUNGE 5.61m x 3.91m (18'5" x 12'10"). Two radiators. Coal effect living flame gas fire with stone brick surround and a marble hearth. Textured ceiling. Secondary double glazed windows to front and side aspects. Windows either side of glazed panel doors to garden room.

GARDEN ROOM 3.30m x 2.08m (10'10" x 6'10"). Radiator. UPVC double glazed window to rear aspect. UPVC double glazed window and door to a wide brickweave patio area to the side of the property.



DINING ROOM 3.70m x 3.02m (12'2" x 9'11") plus 2.10m x 0.58m (6'11" x 1'11"). Radiator. Textured ceiling. UPVC double glazed sliding patio door to a brickweave patio and the rear garden.



KITCHEN 3.70m x 2.92m (12'2" x 9'7"). Worktops with cupboards and drawers below and an inset stainless steel double drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and tall storage cupboard. Gas cooker point. Utility space below worktop with plumbing for dishwasher. Space for fridge/freezer. Textured ceiling. UPVC double glazed window to rear aspect. Shelved walk-in pantry (4'5" x 2'8") with light.

SIDE HALLWAY 7.34m x 0.88m (24'1" x 2'11"). Built-in storage cupboard. Door with glazed panels to front. Door to garage.

On the First Floor:-

LANDING

Radiator. Large built-in cupboard with automatic light, shelves and hanging rail. Textured ceiling with loft access hatch and an aluminium extending loft ladder to a part boarded loft space with light. Secondary double glazed window to front aspect.



BEDROOM 1 5.05m x 3.32m (16'7" x 10'11"). Radiator. Built-in double wardrobe with cupboard above. UPVC double glazed window to rear aspect.

BEDROOM 2 3.88m x 2.69m (12'9" x 8'10"). Including a built-in storage cupboard with cupboard above. Radiator. Textured ceiling. Secondary double glazed windows to front aspect.

BEDROOM 3 3.35m x 2.99m (11' x 9'10"). Radiator. Built-in wardrobe with cupboard above. Textured ceiling. UPVC double glazed window to rear aspect.

BEDROOM 4 2.61m x 2.05m (8'7" x 6'9") plus door recess. Built-in wardrobe with cupboard above. Built-in airing cupboard with slatted shelves and a foam lagged hot water cylinder with immersion heater. Textured ceiling. UPVC double glazed window to rear aspect.

BATHROOM 2.81m x 1.77m (9'3" x 5'10"). Panelled bath with tiled surround and mixer tap with shower attachment, pedestal wash basin, part tiled walls and part wood panelled walls with high level cupboards. Radiator and heated towel rail. UPVC double glazed window to front aspect.

SEPARATE WC 1.82m x 0.88m (6' x 2'11"). WC. Part tiled walls. Textured ceiling. UPVC double glazed window to side aspect.

OUTSIDE

The front garden is laid predominantly to lawn with established beds and borders and a shingle driveway widens to the front of the property for additional parking/turning space and leads to an adjoining GARAGE, 5.00m x 3.55m (16'5" x 11'8") plus 4.80m x 2.64m (15'9" x 8'8"), plus a recess of 2.15m x 0.91m (7'1" x 3') with up and over door, light and power, plumbing for washing machine, windows to side and rear aspects and part glazed door to the rear garden.



A gate to the side of the property leads to a wide brickweave patio to the side of the house and this extends round to the rear of the property and the rear garden which is enclosed and laid to lawn with trees and established shrub borders. A potting shed adjoins the garage and the house with a cold water tap.



AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These Particulars were prepared in March 2017. Ref: NRS6078

Energy Performance Certificate

224, St. Faiths Road, NORWICH, NR6 7AH

Dwelling type: Detached house Reference number: 8903-3235-0028-7727-8233
 Date of assessment: 27 February 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 February 2017 Total floor area: 159 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,336
Over 3 years you could save	£ 480

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 249 over 3 years	You could save £ 480 over 3 years
Heating	£ 2,562 over 3 years	£ 2,337 over 3 years	
Hot Water	£ 429 over 3 years	£ 270 over 3 years	
Totals	£ 3,336	£ 2,856	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	72	82	G
(81-91) B			F
(69-80) C			E
(55-68) D			D
(39-54) E			C
(21-38) F			B
(1-20) G			A

Top actions you can take to save money and make your home more efficient

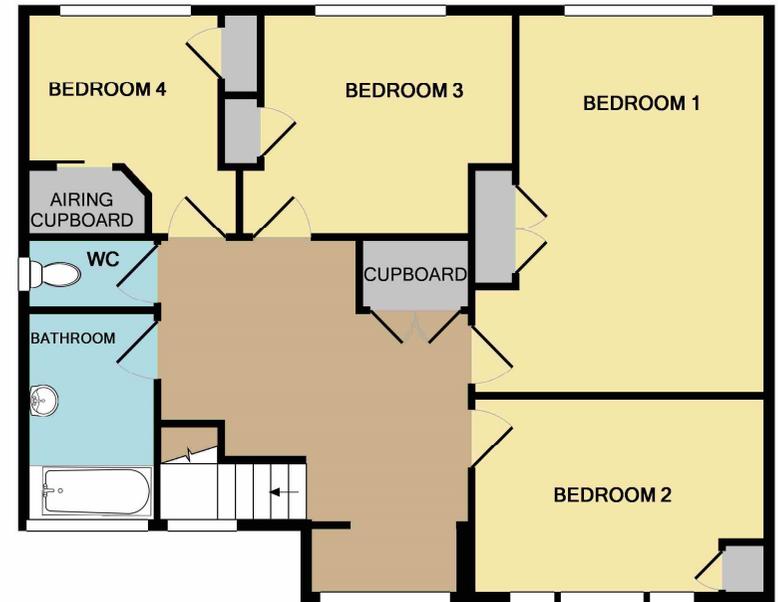
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 252	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£30	£ 78	<input checked="" type="checkbox"/>
3 Solar water heating	£4,000 - £6,000	£ 147	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



GROUND FLOOR
APPROX. FLOOR
AREA 1242 SQ.FT.
(115.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 775 SQ.FT.
(72.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2017 SQ.FT. (187.4 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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