



Woodland Drive | , Old Catton, Norwich, NR6 7AY

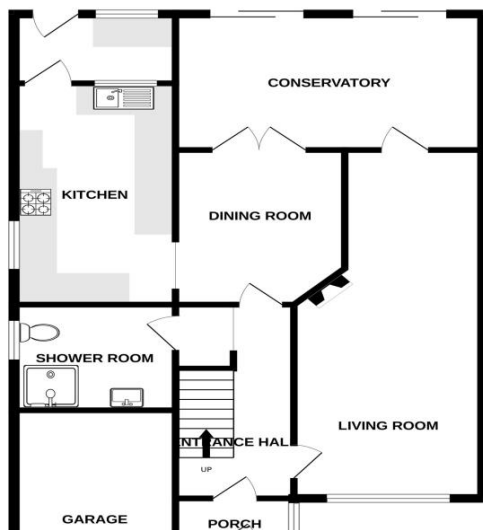
£1,350 pcm

Gilson Bailey Lettings are delighted to offer this THREE bedroom, TWO bathroom family home set in a no through road, yet close to local shops, schools and within easy reach of the city centre and airport. The accommodation comprises of an entrance hall, downstairs shower room, large living room, separate dining room, conservatory, kitchen, utility room, two double bedrooms, one single bedroom, main bathroom with shower over the bath, enclosed rear garden, garage and driveway, gas central heating, double glazing, Council Tax Band C, PART FURNISHED OR UNFURNISHED -(please enquire)

Available From: 13 November 2026



GROUND FLOOR



Garage & Parking (Ground Floor)

Single garage with up & over door. Driveway parking for one car. Unrestricted on street parking.

Kitchen (Ground Floor)

5.00m (16'5") x 2.60m (8'7")
Kitchen with ample storage and work surface. Appliances include gas hob, double oven, cooker hood, fridge, freezer. Tiled floor, door to utility room.

Living Room (Ground Floor)

7.50m (24'8") x 3.30m (10'10")
Impressive 24ft long living room, big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Door to conservatory, feature fireplace, TV point, radiator.

Utility Room (Ground Floor)

Useful additional utility room, additional storage & work surface, space and plumbing for appliance, door to garden.

Bathroom (First Floor)

Bathroom suite in white comprising bath with electric shower over, wash basin, frosted window, radiator.

Bedroom 1 (First Floor)

3.00m (9'11") x 2.50m (8'3")
Master bedroom, front aspect window, mirror fronted fitted wardrobes, radiator.

Bedroom 2 (First Floor)

2.80m (9'3") x 2.80m (9'3")
Second double bedroom, rear aspect window overlooking the garden. Built in wardrobe, radiator.

Bedroom 3 (First Floor)

2.90m (9'7") x 2.50m (8'3")
Single bedroom, front aspect window, fitted wardrobe, radiator. This room would also make an ideal home office.

Separate WC (First Floor)

White WC, frosted window.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

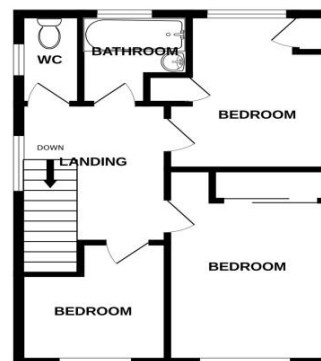
Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

1ST FLOOR



Conservatory (Ground Floor)

5.00m (16'5") x 2.50m (8'3")
Quality conservatory designed for use all year round. Doors to garden.

Dining Room (Ground Floor)

3.20m (10'6") x 2.50m (8'3")
Separate dining room, doors to conservatory, radiator.

Downstairs Shower Room (Ground Floor)

Shower room comprising walk in shower cubicle, WC and wash basin. Extensively tiled walls, frosted window, radiator.

Entrance Hall (Ground Floor)

Part glazed front door to entrance porch, door to entrance hall, stairs to first floor. Radiator

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: Leave the city via Magdalen Rd, proceed up St Clements hill. At the roundabout turn left onto the outer ring road. At the 1st lights turn right onto St Faiths Road. Proceed straight over the mini-roundabout and Woodland Drive is the 4th on the right.