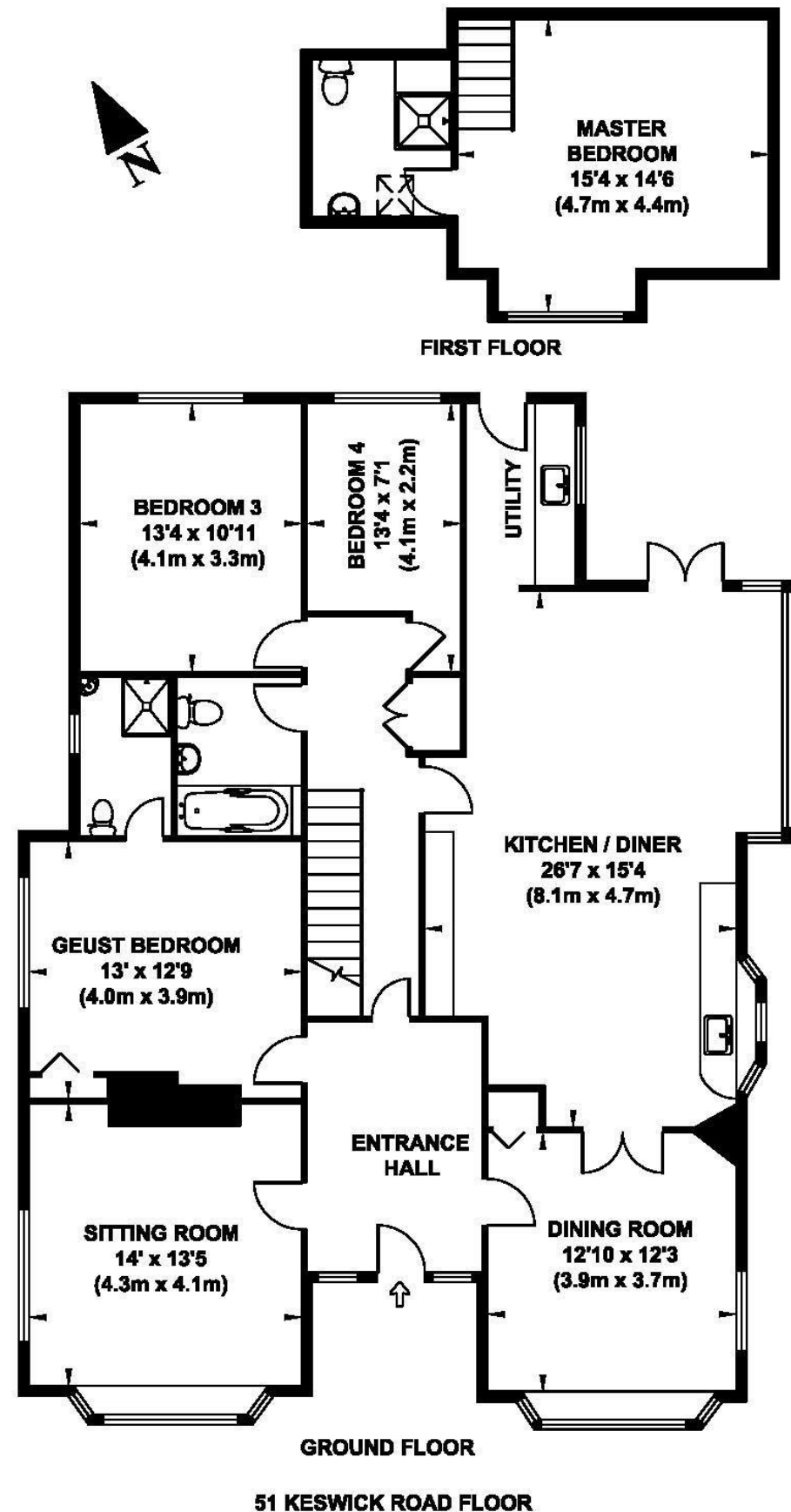


HADLEY TAYLOR

51 KESWICK ROAD, CRINGLEFORD, NR4 6UG

EXCELLENT WELL PRESENTED DETACHED 1920's CHALET BUNGALOW LOCATED IN THIS POPULAR RESIDENTIAL AREA WITH ENTRANCE HALL, 2 RECEPTION ROOMS WITH PERIOD FEATURES, 26' KITCHEN/FAMILY ROOM WITH OAK FLOOR, UTILITY ROOM, MASTER BEDROOM AND GUEST BEDROOM EACH WITH EN-SUITE SHOWER ROOMS, 2 FURTHER BEDROOMS, FAMILY BATHROOM, SELF CONTAINED COTTAGE WITH LIVING ROOM, SUN ROOM, BEDROOM AND SHOWER ROOM, OFF ROAD PARKING FOR SEVERAL VEHICLES, GARDEN, GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING ENERGY RATING D



APPROX. GROSS INTERNAL FLOOR AREA 1832 SQ FT / 170 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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GUIDE PRICE £775,000



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Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

Location

Keswick Road is located in the popular village of Cringleford within four miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Schools for all age groups, local shopping facilities, a Waitrose supermarket, public houses and parks are all within easy reach. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

Accommodation

The ground floor accommodation comprises of an entrance hall, sitting room with bay window and period fireplace, dining room/study with bay window and period fireplace, kitchen/family room with bay window and patio doors to the rear garden, guest bedroom with fireplace and en-suite shower room, 2 further bedrooms, family bathroom and utility room. On the first floor there is the master bedroom with a dormer window and en-suite shower room. The property is excellently decorated throughout and benefits from gas fired central heating, double glazing and period features.

The detached self-contained cottage comprises of an sun room, living room with fitted kitchen, bedroom and en-suite shower room. The cottage is heated and is served by a separate smart meter in the main house.

Outside

The front garden is enclosed and laid mainly to lawn with flower and shrub borders. The gravel drive is accessed via a double gateway and this provides ample off street parking to the front and side of the property for several vehicles. The rear garden is landscaped and mainly laid to a circular lawn with shrub borders and beds, patio and a large timber garden shed.

Directions

Leave Norwich on Newmarket Road, take the left fork down into Eaton Village, cross over the traffic lights, pass Waitrose on your left hand side and go over the hump back bridge into Cringleford. Turn off this road into Keswick Road and the property can be found on the left hand side of the road after about half a mile.

Local Authority

South Norfolk District Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's agents: Hadley Taylor 01603 250 248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730
Saturdays: 0930 – 1500



Kitchen/Family Room



Dining Room/Study



Sitting Room



Entrance Hall



Self Contained Cottage



Inner Hall

