

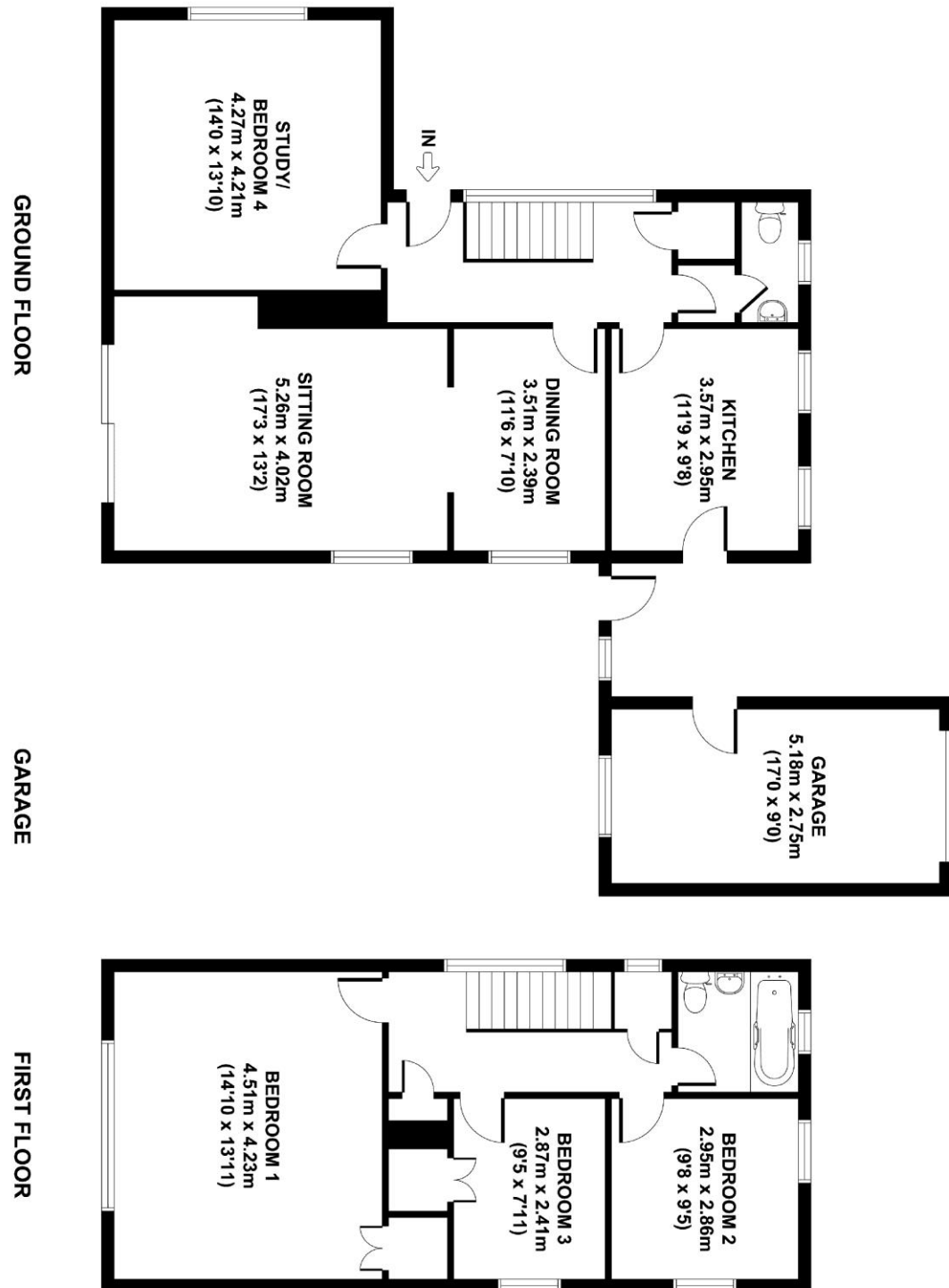
2 GLENALMOND, NORWICH NR4 6AG

DETACHED FAMILY HOUSE LOCATED IN ONE OF THE CITY'S MOST SOUGHT AFTER RESIDENTIAL AREAS WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, STUDY/BEDROOM 4, KITCHEN, GROUND FLOOR CLOAKROOM, 3 FIRST FLOOR BEDROOMS, BATHROOM, DOUBLE GLAZING, GFCH, GARDEN, CAR PORT, GARAGE AN NO ONWARD CHAIN
ENERGY RATING D



GUIDE PRICE £525,000

2 Glenalmond Norwich, NR4 6AG



APPROX. GROSS INTERNAL FLOOR AREA 1485 SQ FT / 138 SQ M
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

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

The property is located within two 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. State, Faith and independent schools for all age groups, a Waitrose supermarket, Eaton Park and public houses are all within easy reach. The Norfolk and Norwich University hospital and the University of East Anglia are also close by.

Accommodation

The ground floor accommodation comprises of an entrance hall, sitting room with fireplace and patio doors to the garden, dining room, study/bedroom 4, kitchen, and a ground floor cloakroom. On the first floor there are three bedrooms and a bathroom off the landing.

The property benefits from gas fired central heating and double glazing and would benefit from a program of modernisation.

Outside

The front garden is laid to shingle with shrub beds and a path leading to the front door and a driveway leading to the car port and garage. The rear garden is laid to lawn with a patio, shrubs and a large timber garden shed. The garage has an up and over door, power and light.

Directions

Leave the city on Newmarket Road, cross over the outer ring road, take the fifth left hand turn onto Sunningdale and the property can be found on the corner of Sunningdale and Glenalmond.

Local Authority

Norwich City Council.

Services

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

Viewing

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

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



Sitting Room



Study



Kitchen



Dining Room



Rear Elevation



Garden