



The Walnuts
Norwich, Norfolk NR4 6SR
Guide Price £300,000 - £325,000

claxtonbird
residential

The Walnuts, Norwich, Norfolk NR4 6SR

ClaxtonBird are delighted to offer this three bedroom end townhouse situated on a private development just off Newmarket Road, within easy access to a range of local amenities and transport links in to the City Centre of Norwich. The property is offered for sale with no onward chain and benefits from gas central heating and double glazing throughout. The full accommodation comprises entrance porch, sitting room, dining room, cloakroom and kitchen to the ground floor, whilst to the first floor there are three bedrooms and bathroom off landing. Externally, the property is set within well maintained communal gardens, and benefits from having a private enclosed courtyard garden, garage and off road parking. Early viewing is highly recommended.

Entrance Porch

Upvc double glazed entrance door, upvc double glazed window, radiator and door to sitting room.

Cloakroom

Low level WC, wash hand basin with mixer tap and upvc double glazed window to rear aspect.

Sitting Room 18'2 max x 16'7 max (l shaped room) (5.54m max x 5.05m max (l shaped room))

Large upvc double glazed window to front aspect, stairs to first floor and two radiators.

Dining Room 6'4 x 7'9 (1.93m x 2.36m)

Upvc double glazed window overlooking the rear garden, space for dining table and chairs and radiator.

Kitchen 13'4 x 6'9 (4.06m x 2.06m)

Fitted kitchen comprising wall and base units with roll top work surfaces over, stainless steel sink drainer with mixer tap, built in oven with hob and extractor fan over, plumbing for washing machine, space for fridge, floor standing central heating boiler, tiled splash backs, tiled floor, storage cupboard housing the gas and electric meters and upvc double glazed window and door leading out to the rear garden.

First Floor Landing

Airing cupboard housing the water cylinder and shelving, loft access, radiator and doors to all first floor rooms.

Bedroom 10'4 x 9'1 (3.15m x 2.77m)

Upvc double glazed window to front aspect, fitted double wardrobe and radiator.

Bedroom 10'5 x 6'6 (3.18m x 1.98m)

Upvc double glazed window to front aspect, fitted double wardrobe and radiator.

Bedroom 8'7 x 10'0 (2.62m x 3.05m)

Upvc double glazed window to rear aspect, fitted double wardrobe and radiator.

Bathroom 6'2 x 6'9 plus recess (1.88m x 2.06m plus recess)

Three piece suite comprising panelled bath with mixer tap, wash hand basin, low level WC, tiled splash backs, shaver point, tiled effect floor, towel rail radiator and upvc double glazed window to front aspect.

Front Garden

Lawned garden with a variety of flower, shrub and hedge borders and insets and pathway leading to the entrance door.

Rear Garden

Courtyard garden enclosed by wall and laid to patio with ample space for outside table and chairs, a variety of flower, shrub and hedge borders and rear access gate leading to communal gardens and parking area.

Garage

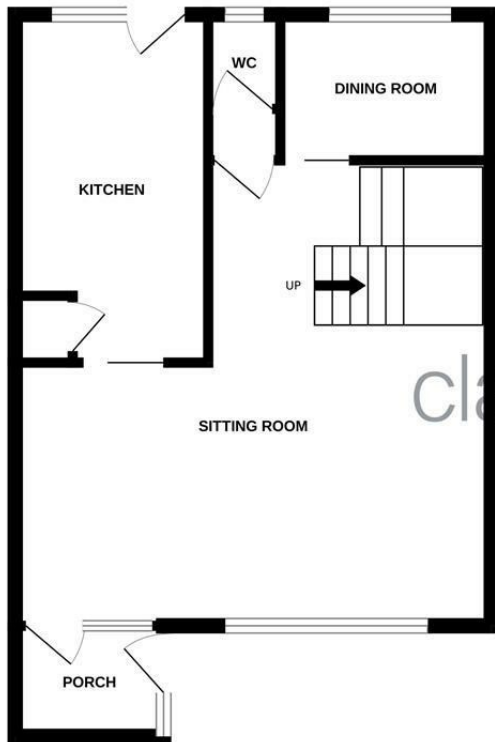
En-bloc garage with up and over door.

Agents Note

Council Tax Band C



GROUND FLOOR

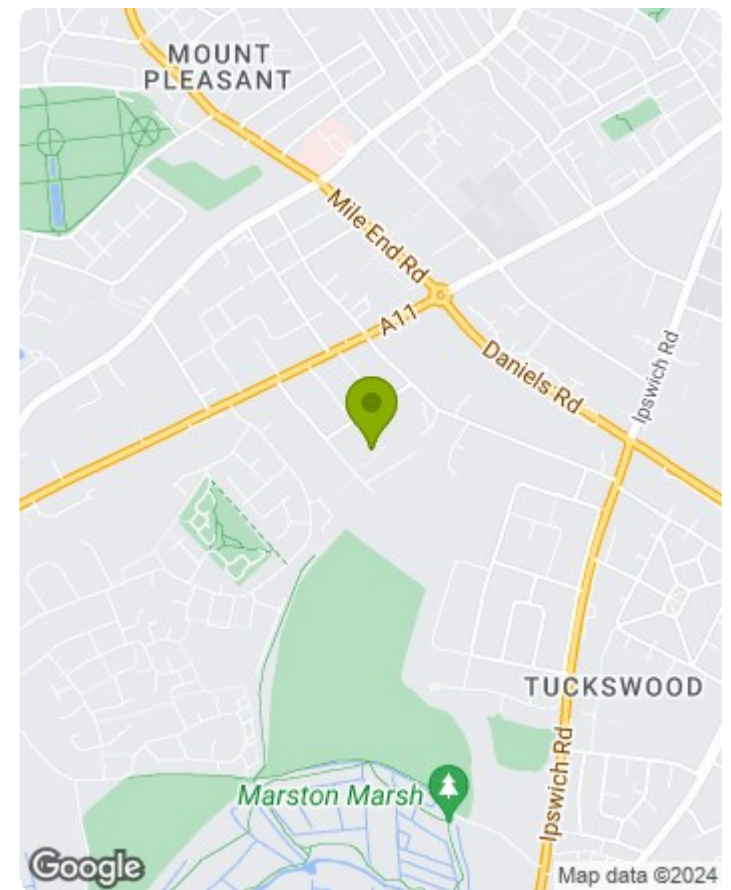


1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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