



Le Strange Close
Norwich, Norfolk NR2 3PW
Guide Price £550,000 - £575,000

claxtonbird
residential

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Guide Price £550,000 - £575,000. ClaxtonBird are delighted to offer this three double bedroom semi-detached house situated just off Christchurch Road in the heart of the Golden Triangle. The house is positioned at the end of a cul-de-sac and has driveway parking for numerous cars and garage. The property has been updated, boasting a modern fitted kitchen with built in appliances, large modern four-piece family bathroom, re-floored, carpeted and decorated throughout. There is a modern gas central heating system & upvc double glazing whilst the rear garden is well proportioned & South facing. The full accommodation comprises, entrance hall, sitting room, dining room, kitchen, garden room & cloakroom WC to the ground floor whilst the first floor has three double bedrooms and a family bathroom.

Entrance Hall

Double glazed entrance door, herringbone wood effect floor, under stairs storage cupboard and stairs to first floor.

Sitting Room 18'10" x 10'11" max (5.75m x 3.33m max)

Upvc double glazed window to front aspect, herringbone wood effect floor, crital doors and window to garden room and radiator.

Dining Room/Lounge 15'1" max into bay x 11'4" max (4.62m max into bay x 3.47m max)

Upvc double glazed bay window to front aspect, herringbone wood effect floor and radiator.

Kitchen 13'9" x 8'0" (4.20m x 2.46m)

Modern fitted kitchen comprising wall and base units with worktop over, upstand & splashback, built in oven, hob and extractor, built in fridge freezer and dishwasher, space for washing machine, one and a half bowl sink drainer with mixer tap, herringbone wood effect floor, upvc double glazed window overlooking rear garden and opening to garden room.

Garden Room 16'8" x 10'2" (5.10m x 3.10m)

Windows and French doors to rear garden, herringbone wood effect floor and radiator.

Lobby

Herringbone wood effect floor.

Cloakroom W.C

Low level W.C, wash hand basin, herringbone wood effect floor, upvc double glazed window and radiator.

First Floor Landing

Stairs from entrance hall, upvc double glazed window to side, loft access and radiator.

Bedroom 11'4" max x 12'10" (3.47m max x 3.93m)

Upvc double glazed window to front aspect and radiator.

Bedroom 15'3" max x 9'9" (4.67m max x 2.98m)

Upvc double glazed window to front aspect and radiator.

Bedroom 11'8" plus recess x 8'8" (3.56m plus recess x 2.66m)

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

Bathroom 11'3" max x 8'1" max (3.45m max x 2.47m max)

Four piece modern bathroom suite comprising free standing bath with mixer tap and shower attachment, separate double shower cubicle with inset shower, wash hand basin in vanity unit, low level W.C, wood effect floor, part tiled walls, cupboard housing gas central heating boiler, extractor fan, towel rail radiator and upvc double glazed windows to rear and side aspect.

Front Garden & Driveway

Laid to lawn walled front garden and shingle driveway parking for numerous cars that leads to the side of the property to the garage.

Garage

Up & over door , power & light.

Rear Garden

Well-proportioned laid to lawn South facing garden with a variety of flower, shrub and tree borders and insets, patio with space for table and chairs.

Agents Note

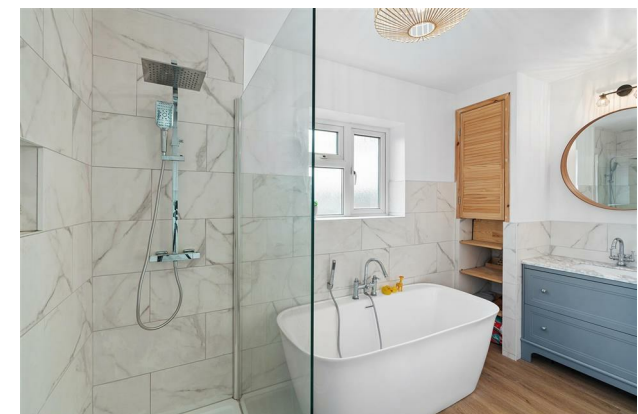
Council Tax Band - D

Planning Permission

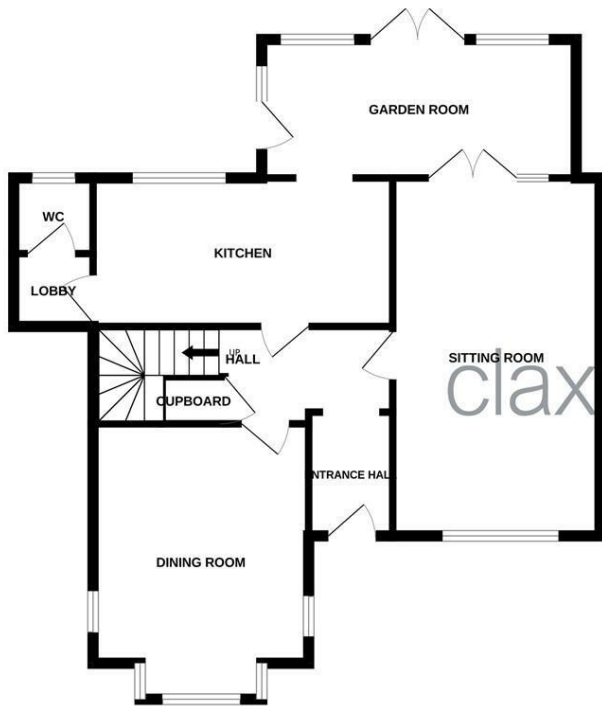
Reference 21/01391/F

Application Validated Tue 05 Oct 2021

Proposal Demolition of existing conservatory and erection of single storey rear extension.



GROUND FLOOR

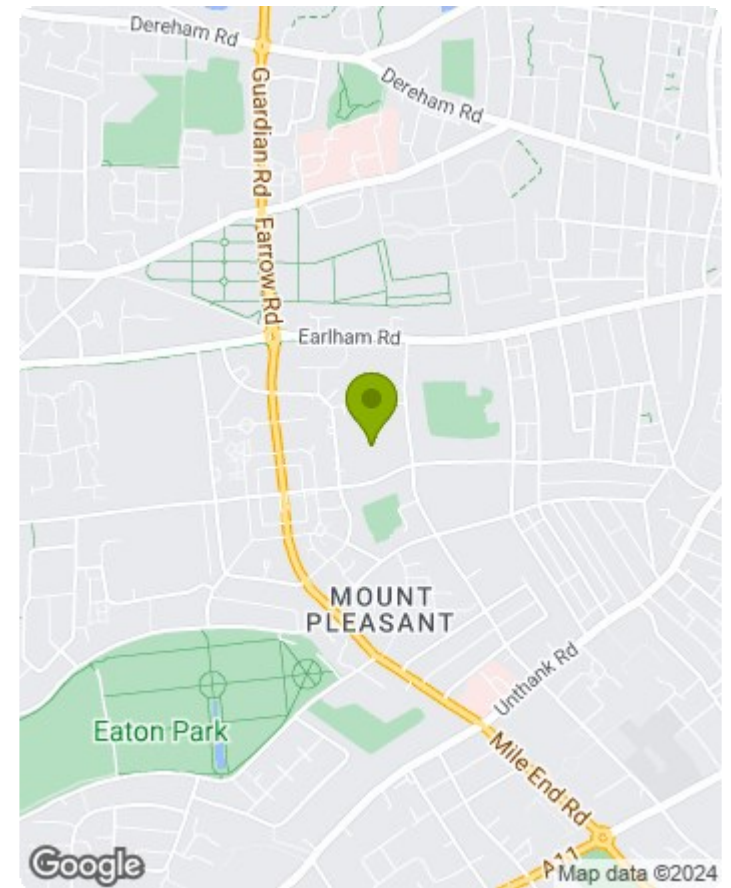


1ST FLOOR



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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			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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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- 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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