



**Constable Road
Norwich, NR4 6RW**

Guide Price £600,000 - £625,000

claxtonbird
residential

Constable Road, Norwich, NR4 6RW

*** Launch Event Saturday 13th April *** By Appointment Only *** Guide Price £600,000 - £625,000 *** ClaxtonBird are delighted to offer this substantial four bedroom detached house with stunning views over the Marston Marshes & Yare Valley. The property is positioned in a cul-de-sac and is offered with no onwards chain. The views from the rear of the house must be seen to be fully appreciated. The house is accessed by an entrance porch that leads to the entrance hall, two reception rooms with views of the garden, kitchen and cloakroom all to the ground floor whilst upstairs are four well proportioned bedrooms and family bathroom. Outside there is driveway parking which leads to the garage whilst the large South facing rear garden backs on the Eaton Golf Course and has far reaching views. The property has gas central heating. Viewing highly recommended.

Entrance Porch

Glazed entrance door, window to front aspect, tiled floor and personal door to garage.

Entrance Hall

Glazed entrance door, under stairs storage cupboard, stairs to first floor, coat cupboard and radiator.

Sitting Room 21'2" x 12'2" (6.47m x 3.72m)

Windows to rear with views over garden and window to side, fireplace, French doors to garden and radiator.

Dining Room 12'8" max x 12'2" (3.88m max x 3.73m)

Window over looking rear garden and window to side, fireplace and radiator.

Kitchen 14'2" x 8'9" (4.32m x 2.69m)

Fitted kitchen comprising wall and base units with worktop over, stainless steel sink drainer with mixer tap, part tiled splash back, built in double oven, hob and extractor, built in dishwasher & washing machine, space for fridge freezer, gas central heating boiler, space for table and chairs, window to front aspect and glazed door to side.

Cloakroom WC

Low level W.C, wash hand basin, tiled splash back and window to front aspect.

First Floor Landing

Window to front aspect, stairs from entrance door, loft access with pull down ladder, airing cupboard and radiator.

Bedroom 21'3" x 12'3" (6.5m x 3.75m)

Two windows to rear aspect with impressive views over Marston Marshes & Yare Valley, built in wardrobe, shower cubicle, wash hand basin and two radiators.

Bedroom 12'8" x 12'3" (3.87m x 3.74m)

Two windows to rear aspect with impressive views over Marston Marshes & Yare Valley, built in wardrobe, wash hand basin and radiator.

Bedroom 10'7" x 10'1" (3.25m x 3.08m)

Window to front aspect, built in wardrobes and radiator.

Bedroom 10'7" x 8'10" (3.23m x 2.70m)

Secondary glazed window to front aspect, built in wardrobes and radiator.

Bathroom

Panel bath with mixer tap and shower attachment, wash hand basin, part tiled walls, towel rail radiator and window to front aspect.

W.C

Low level WC and window to side aspect.

Front Garden & Driveway

Walled front garden with driveway parking for two - three cars and shrub borders. Gated side access to the rear garden.

South Facing Rear Garden

Stunning rear garden mainly laid to lawn with mature flower, shrub and tree borders. Garden backs on to Eaton Golf Course has amazing views over

Garage

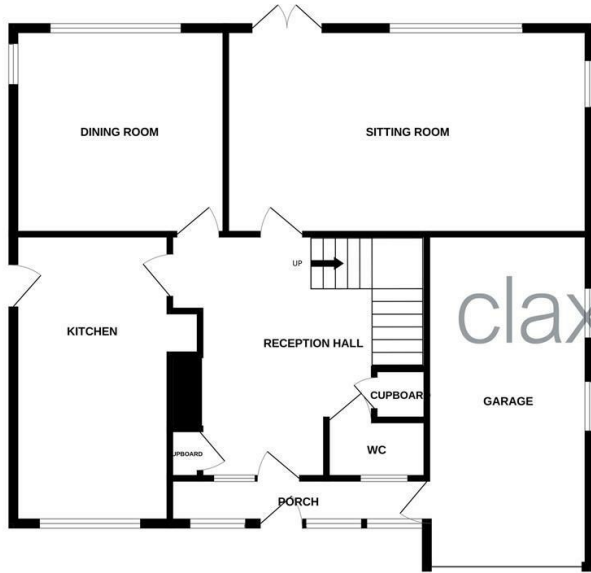
Up and over door, power and light and personal door from entrance porch.

Agents Note

Council Tax Band - E
EPC - TBC



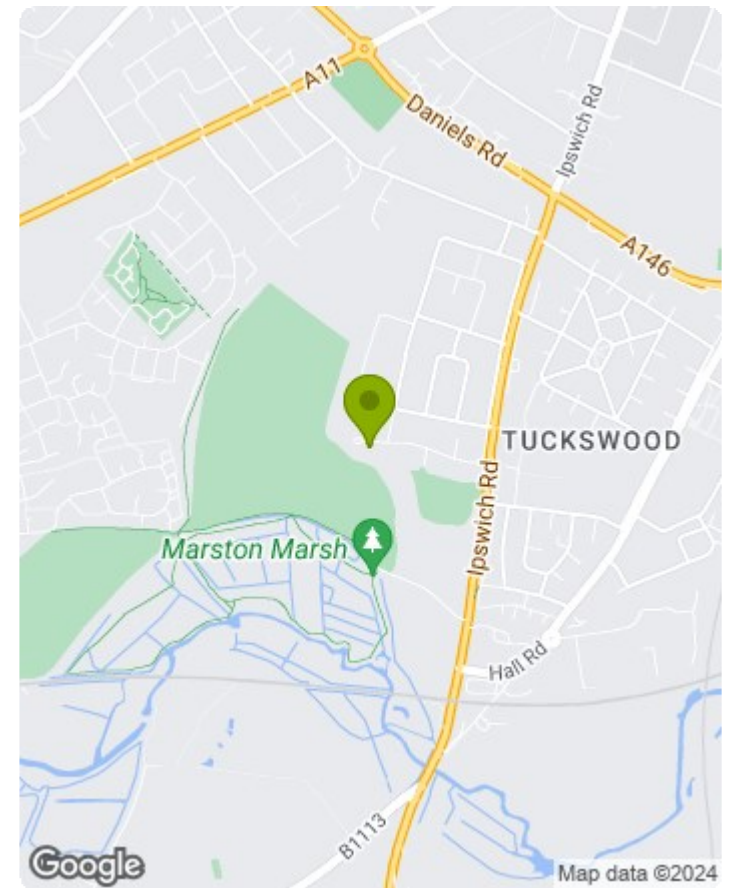
GROUND FLOOR



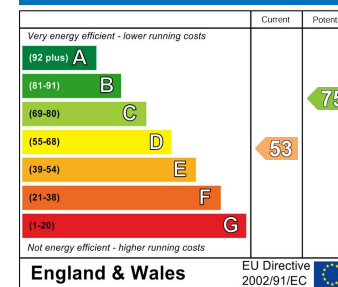
1ST FLOOR



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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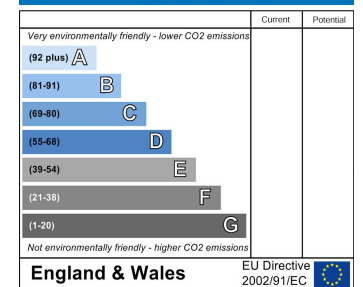


Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales

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- 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.
- 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.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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