



Sidell Close
Norwich, NR4 6XP
Guide Price £425,000 - £450,000

claxtonbird
residential

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*** Guide Price £425,000 - £450,000 *** Welcome to this charming three-bedroom detached bungalow located in the peaceful cul de sac of Sidell Close, Cringleford, Norwich. This property boasts a delightful setting perfect for those seeking tranquillity and comfort.

Upon entering, you are greeted by a well-proportioned sitting room that offers a cosy space to relax and entertain. The sliding doors leading to the conservatory allow natural light to flood the room, creating a bright and airy atmosphere.

The property features two shower rooms, ensuring convenience for both residents and guests. The recently installed double glazing enhances energy efficiency and provides a modern touch to the home.

With gas central heating, you can stay warm and comfortable throughout the year. Additionally, the garage with an electric door and driveway parking offer ample space for your vehicles and storage needs.

Entrance Hall

Double glazed entrance door, wood effect floor, loft access, airing cupboard and radiator.

Sitting Room 20'8" x 11'9" max (6.30m x 3.60m max)

Sliding door to conservatory, wood effect floor, upvc double glazed window over looking rear garden, fireplace, wall lights and radiator.

Conservatory 13'7" max x 10'4" (4.15m max x 3.17)

Double glazed conservatory, tiled floor and French doors leading to garden.

Kitchen

Wall and base units with worktop over, built in oven, hob and extractor, built in dishwasher and fridge, space for washing machine, sink drainer with mixer tap, tiled splash back, gas central heating boiler in wall cupboard, wood effect floor, double glazed door, garden and double glazed window over looking garden and radiator.

Bedroom

Upvc double glazed window to front aspect, wood effect floor, radiator and door to en-suite.

En-Suite Shower Room

Shower cubicle with inset shower, wash hand basin, low level W.C, part tiled walls, wood effect floor, upvc double glazed window to side aspect and radiator towel rail.

Bedroom 13'5" x 8'4" plus recess (4.11m x 2.56m plus recess)

Upvc double glazed window to front aspect and radiator.

Bedroom 10'4" x 6'6" (3.16m x 1.99m)

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

Shower Room

Inset shower cubicle, panelled walls, wash hand basin, low level W.C, wood effect floor, upvc double glazed window to side aspect and radiator.

Front Garden & Driveway

Laid to shingle, pathway to front door and brick-weave driveway parking.

Rear Garden

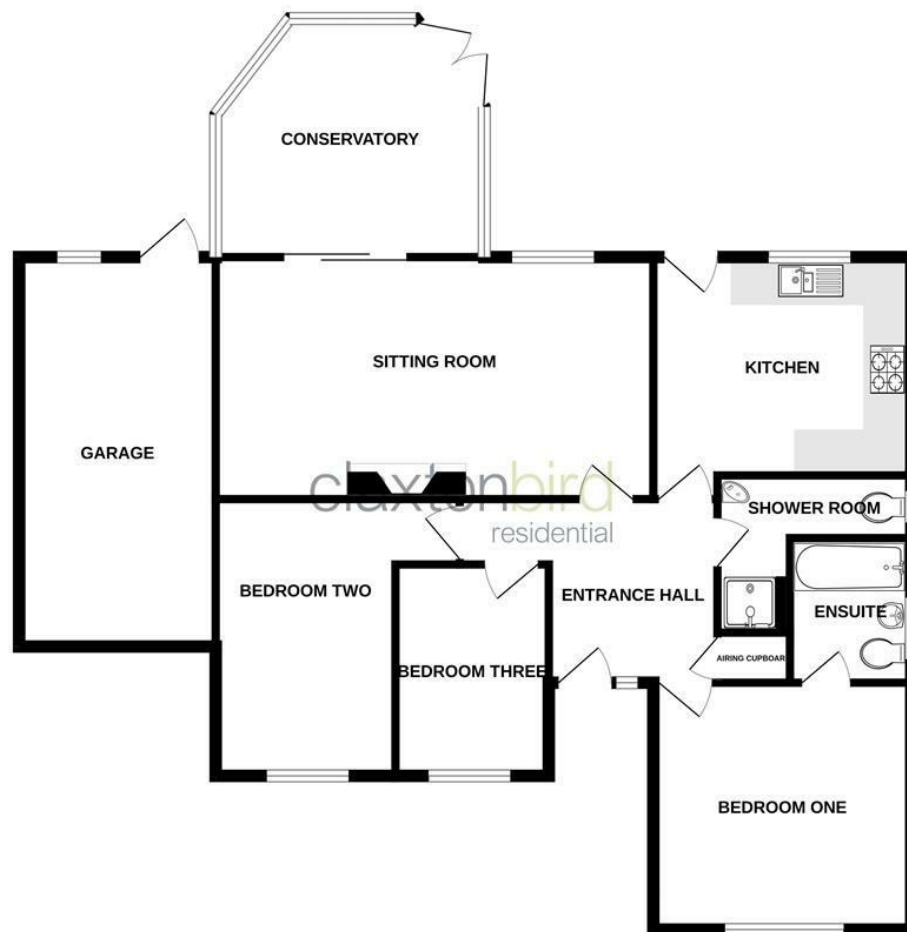
Mainly laid to shingle and enclosed by fencing, flower and shrubs, patio area with space for table and chairs and personal door to garage.

Agents Note

Council Tax Band - E



GROUND 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	
(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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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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