



Pepperpot Drive
Norwich, NR14 8TU
Guide price £375,000 - £400,000

claxtonbird
residential

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Guide Price £375,000-£400,000 ClaxtonBird are delighted to offer for sale this immaculately presented townhouse situated within the sought after village of Trowse, within walking distance of the popular Whittingham Country Park. The interior is stylish and in great condition for any new prospective owner. The accommodation is spacious throughout and comprises of entrance hall, sitting room, cloakroom and Kitchen/Diner on the ground floor, two double bedrooms and bathroom on the first floor, whilst on the second floor is an impressive master bedroom with en suite. The property benefits from underfloor and central heating, triple glazing, well maintained gardens to the front and rear and a garage with parking space. Properties of this quality are rarely available and internal viewing is essential.

Entrance Hall

Entering the property into the entrance hall with carpet flooring with stairs leading to the first floor landing and a door into the living room.

Sitting Room 15'1" x 11'9" (4.60m x 3.58m)

A spacious reception room with carpet flooring, television point, under floor heating and a sash window to the front aspect.

Inner Hall

Leading from the living room into the inner hall with carpet flooring, under ground heating, storage cupboard and access into the kitchen/dining room.

Cloakroom

With tiled flooring, low level WC, hand wash basin and a frosted triple glazed window.

Kitchen/Diner 14'8" x 9'9" (4.47m x 2.97m)

Fitted with a range of quality wall and base units with worktops over, sink and drainer, built-in oven with a hob and extractor fan over, space for a washing machine, built-in fridge-freezer, built-in dishwasher, tiled splashbacks, space for a sizeable dining table, triple glazed window to the rear and double doors opening to the garden.

First Floor Landing

Two built in cupboards, radiator, stairs to the second floor.

Bedroom Two 13' x 8'6" (3.96m x 2.59m)

Generous Double bedroom with carpet flooring, two sash windows to the front aspect, built-in wardrobe and access into the bathroom.

Bathroom

A Jack and Jill bathroom with a low level WC, hand wash basin, partly tiled walls, panelled bath with a shower over and a radiator.

Bedroom Three 12'4" inc robes x 8'9" (3.76m inc robes x 2.67m)

Spacious double bedroom with carpet flooring, radiator, built-in wardrobe and a triple glazed window to the rear aspect.

Second Floor Landing

Comprising carpet flooring, velux window and access into bedroom one.

Master Bedroom 14'8" x 10'7" (4.47m x 3.23m)

Impressive master bedroom with carpet flooring, radiator, built-in storage cupboard, built-in wardrobe which offers access into further storage, sash window to the front aspect and access into the ensuite.

En Suite

A modern en suite with a low level WC, hand wash basin, shower cubicle, heated towel rail and a velux window.

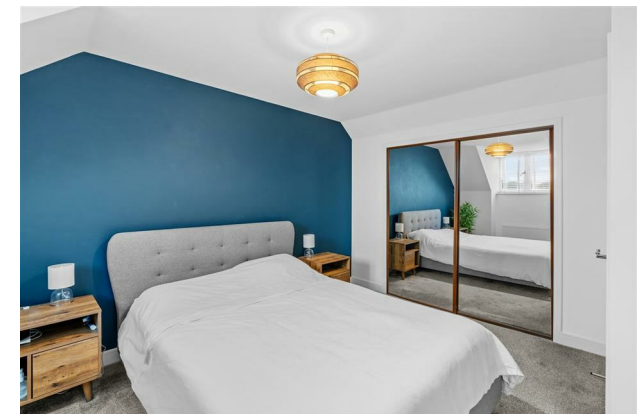
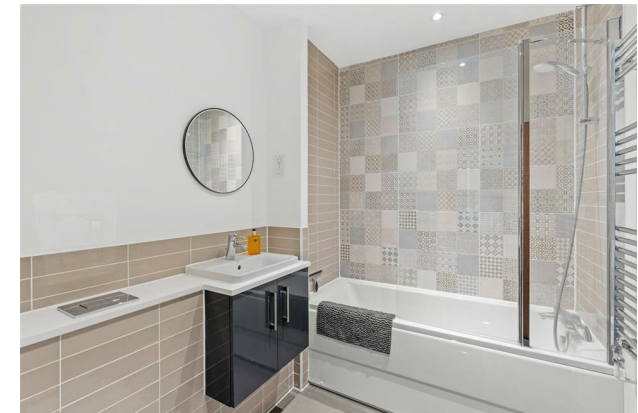
Outside

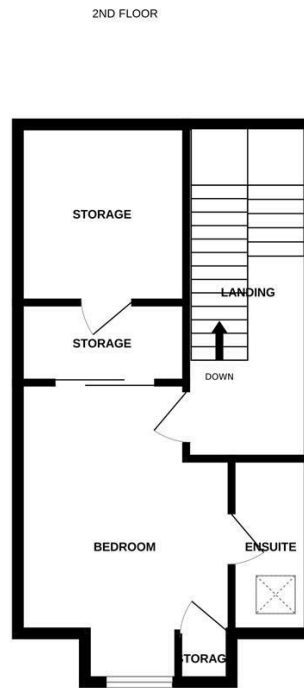
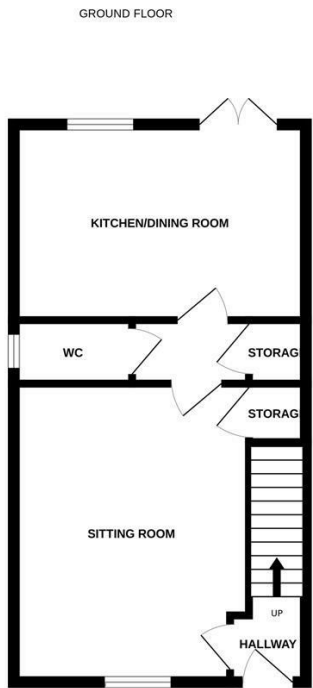
Approaching the property you are presented with a manicured lawn garden with a patio pathway leading to the front door. To the rear of the property is off-road parking and access into the garage, with the garage having power and lighting.

The rear garden is immaculately presented and is the perfect space for hosting and entertaining. Boasting a patio area for alfresco dining, shingle area, low maintenance lawn and is fully enclosed by wood panelled fencing.

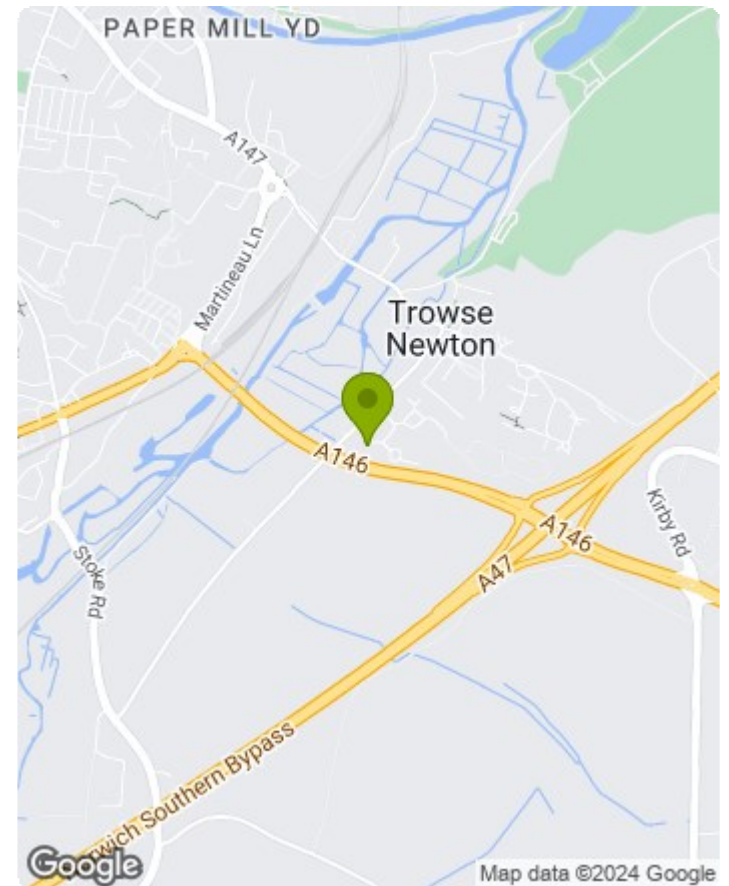
Agents Note

Council Tax Band C





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			95
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(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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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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