



**Spelman Road
Norwich, NR2 3NJ**

Guide price £375,000 - £400,000

claxtonbird
residential

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*** Guide Price £375,000 - £400,000 *** Welcome to this charming detached bungalow nestled in the sought-after Spelman Road, Norwich. This rarely available property is a gem in the golden triangle, offering a perfect blend of comfort and convenience. As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. With two bedrooms, there is ample space for a guests or even a home office. One of the standout features of this property is the garage and driveway, ensuring parking is never a hassle. The low-maintenance garden is perfect for those who appreciate outdoor space without the upkeep. What sets this bungalow apart is that it comes chain-free, offering you a smooth and hassle-free transition into your new home. Don't miss this opportunity to own a piece of tranquillity in the heart of Norwich's golden triangle.

Entrance Hall

Radiator, doors to Kitchen, Bedroom two and Sitting Room.

Sitting/Dining Room 21'6" + bay x 12'9" max (6.55m + bay x 3.89m max)

With living flame gas fire, two radiators, double glazed window to the side and square bay double glazed window to the front.

Bedroom Two 11'9" x 9'5" (3.58m x 2.87m)

Radiator and double glazed window to the side.

Kitchen/Breakfast Room 12'6" x 12'1" (3.81m x 3.68m)

Fitted with a range of matching base and eye level units with work surfaces over and inset single drainer moulded composite sink unit, space for electric cooker, space and plumbing for washing machine, wall mounted gas central heating condensing boiler, radiator, double glazed window to the side and French doors to the rear garden, door to:

Inner Hall

Doors to Bedroom One and Shower Room

Bedroom One 12'9" x 9'6" (3.89m x 2.90m)

Radiator and double glazed window to the rear.

Shower Room

Modern suite comprising of shower cubicle, hand wash basin and W.C. Radiator and double glazed window to the side.

Outside

To the front is driveway parking for one vehicle and an integral single garage.

To the rear is a low maintenance enclosed garden laid to patio with plant and shrub borders.

Agents Note

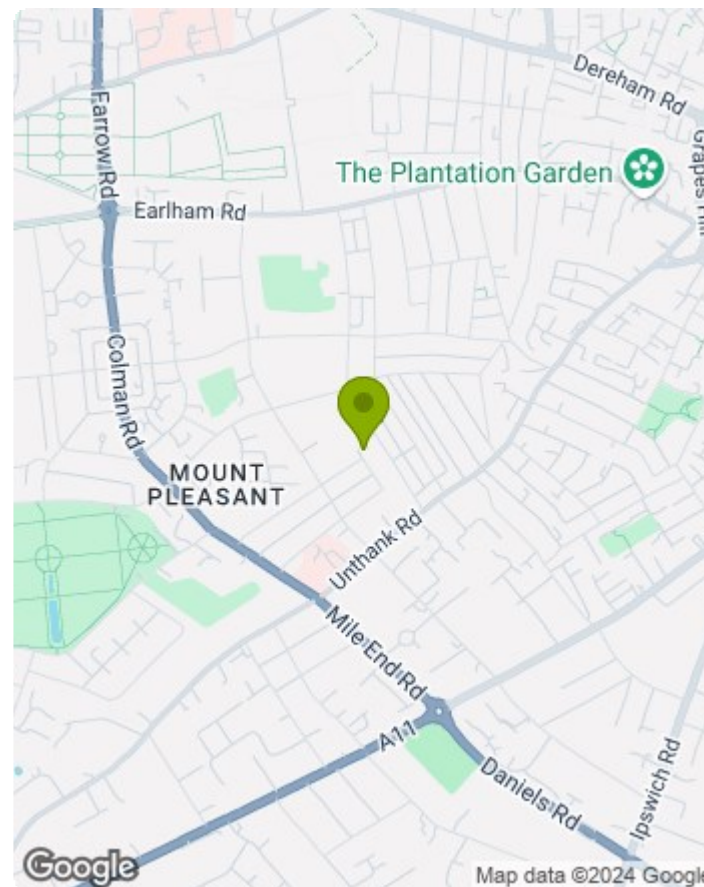
Council Tax Band C





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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			
(81-91) B			
(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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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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