



**Leng Crescent**  
**Norwich, Norfolk NR4 7NY**  
**Guide price £375,000**

**claxtonbird**  
residential



## Leng Crescent, Norwich, Norfolk NR4 7NY

\*\*\* Guide Price £375,000 - £400,000 \*\*\* Situated in a popular residential location, this delightful four-bedroom detached house seamlessly blends comfort with modern living. The property offers versatile accommodation, featuring an inviting entrance hall, a spacious lounge/diner, a sleek modern fitted kitchen, a convenient shower room, and a flexible bedroom/study on the ground floor. Ascending to the first floor, you'll discover three generously sized bedrooms and a family bathroom. Outside, there is split-level rear garden, an ideal space for outdoor gatherings, further complemented by driveway parking and a garage. Noteworthy improvements include upgraded electrical systems, a new roof, enhanced insulation, and an updated heating system installed in 2021, all contributing to overall energy efficiency. Nestled in the vibrant suburb of Eaton, this property provides easy access to a variety of local amenities, the University of East Anglia, and the Norfolk and Norwich Hospital. Offered for sale with no onward chain.

### Entrance Hall

Partially glazed upvc entrance door, two generous storage cupboards, stairs to first floor and radiator.

### Shower Room

White suite comprising shower cubicle, pedestal wash hand basin, WC, tiled walls, tiled floor, radiator and double glazed window to rear aspect.

### Study / Bedroom 8'10 x 7'9 (2.69m x 2.36m)

Windows to front and side aspect, and radiator.

### Lounge / Diner 18'4 max 13'8 max (5.59m max 4.17m max)

Double glazed windows to front aspect and two radiators.

### Kitchen 15'1 x 7'8 (4.60m x 2.34m)

Modern fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink unit with chef style mixer tap, built in electric oven with inset electric hob and extractor hood over, plumbing for washing machine, generous pantry cupboard, double glazed window to rear aspect and door leading out into the garden.

### First Floor Landing

Double glazed window to front aspect, built in cupboard housing the recently fitted gas central heating boiler, and radiator.

### Bedroom 13'9 x 9'0 (4.19m x 2.74m)

Double glazed window to front aspect and radiator.

### Bedroom 9'0 x 9'9 (2.74m x 2.97m)

Double glazed window to rear aspect and radiator.

### Bedroom 9'0 x 8'4 + recess (2.74m x 2.54m + recess)

Double glazed window to front aspect and radiator.

### Bathroom

Suite comprising bath with mixer shower, pedestal wash hand basin, WC, heated towel rail and double glazed window to side aspect.

### Front Garden

Lawned garden enclosed by fencing with pathway leading to the entrance door.

### Rear Garden

Secluded enclosed split-level rear garden laid predominantly to lawn with patio area, plant and shrub border, personal door to garage and side access gate.

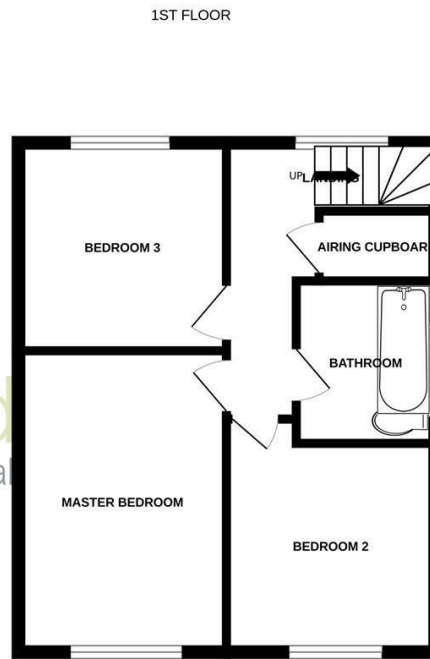
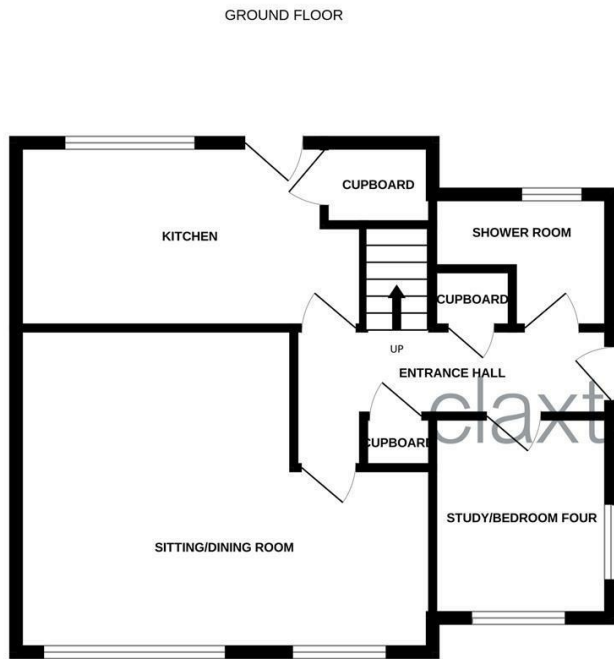
### Garage

Located to the side of the property, with driveway parking to the front leading to the up-and-over door.

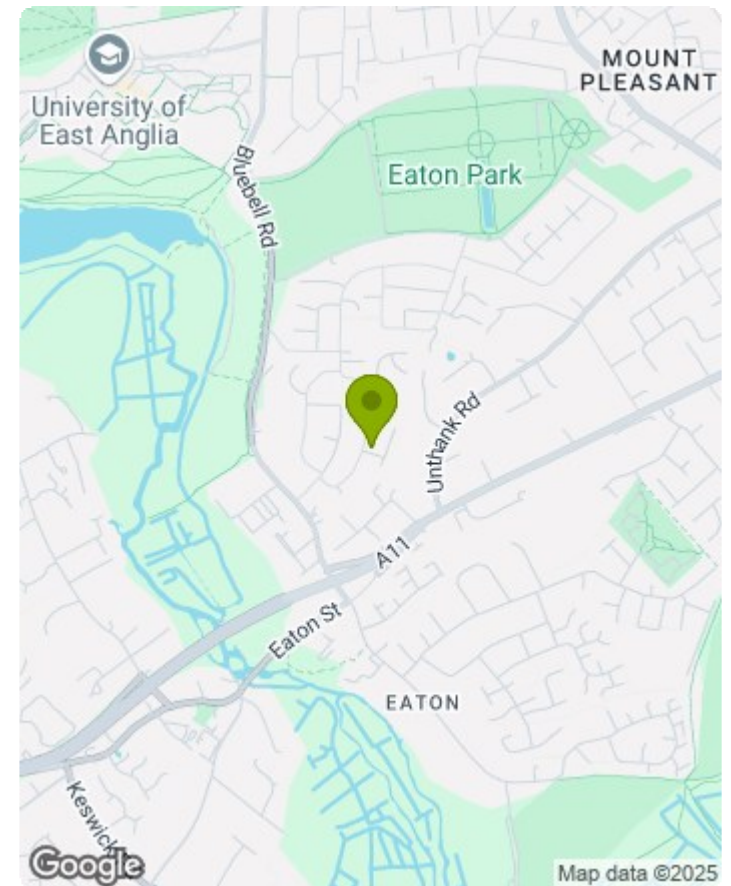
### Agents Note

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		86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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