



Leng Crescent
Norwich, NR4 7NY
Guide Price £375,000

claxtonbird
residential

Leng Crescent, Norwich, NR4 7NY

Nestled on the sought after Leng Crescent, this well-maintained and extended semi-detached house offers a perfect blend of comfort and convenience. Situated just a stone's throw away from all the local amenities Eaton village has to offer, this property is ideal for those seeking a vibrant community lifestyle. Upon entering, you are welcomed into a spacious reception room that is flooded with natural light, creating an inviting atmosphere. This area seamlessly opens up to a delightful garden room, which provides a tranquil space to relax and enjoy views of the garden. Adjacent to the garden room is a wonderful decked terrace, perfect for al fresco dining and entertaining during the warmer months. The modern shaker-style kitchen is both stylish and functional, catering to all your culinary needs. Additionally, the property features a convenient ground-floor cloakroom/utility area, enhancing the practicality of everyday living. Completing this impressive home is a tandem driveway that offers ample parking space, along with a single garage for extra storage or vehicle accommodation. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Entrance Hall

Entrance door, stairs to first floor, understairs storage cupboard, wooden floor and radiator.

Sitting Room 21'9 x 13'6 max (6.63m x 4.11m max)

Bright and spacious reception room with double glazed window to front aspect, fitted shelving to recess and radiator.

Kitchen 10'2 x 9'5 (3.10m x 2.87m)

Modern fitted shaker style kitchen comprising wall and base units with work surfaces over, stainless steel sink unit with mixer tap, space for cooker with extractor above, plumbing for dishwasher, space for fridge freezer, tiled splashbacks, wooden floor and double glazed window to side aspect.

Garden Room 13'9 x 9'9 (4.19m x 2.97m)

Double glazed windows and French doors opening out into the garden, wooden floor and radiator.

Cloakroom / Utility

WC, wash hand basin set in vanity unit, plumbing for washing machine, gas central heating boiler, radiator and two double glazed windows to side and rear aspect.

First Floor Landing

Double glazed window to side aspect and loft access.

Bedroom 12'7 x 11'7 into wardrobes (3.84m x 3.53m into wardrobes)

Double glazed window to front aspect, fitted wardrobes and radiator.

Bedroom 11'7 x 9'0 (3.53m x 2.74m)

Double glazed window to rear aspect, built in airing cupboard and radiator.

Bedroom 9'4 x 8'0 (2.84m x 2.44m)

Double glazed window to front aspect, built in cupboard and radiator.

Bathroom

Modern suite comprising bath with mixer tap and shower over, wash hand basin set in vanity unit, WC, heated towel rail and two double glazed windows to rear aspect.

Front Garden

Lawned garden with plant and shrub borders, and tandem driveway parking leading to the single garage

Garage

Up and over door, power and light.

Rear Garden

Split-level garden laid predominantly to lawn with a decked terrace area adjacent to the garden room to providing a delightful al fresco dining area.

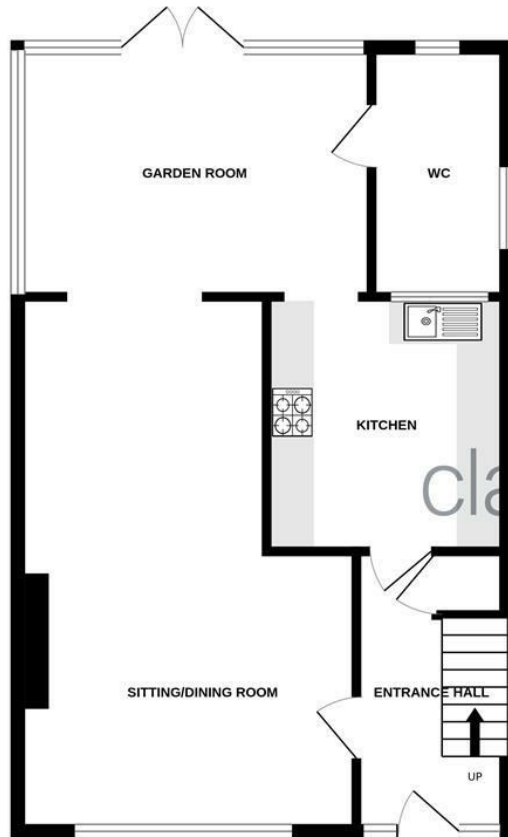
Agents Note

Council Tax Band C



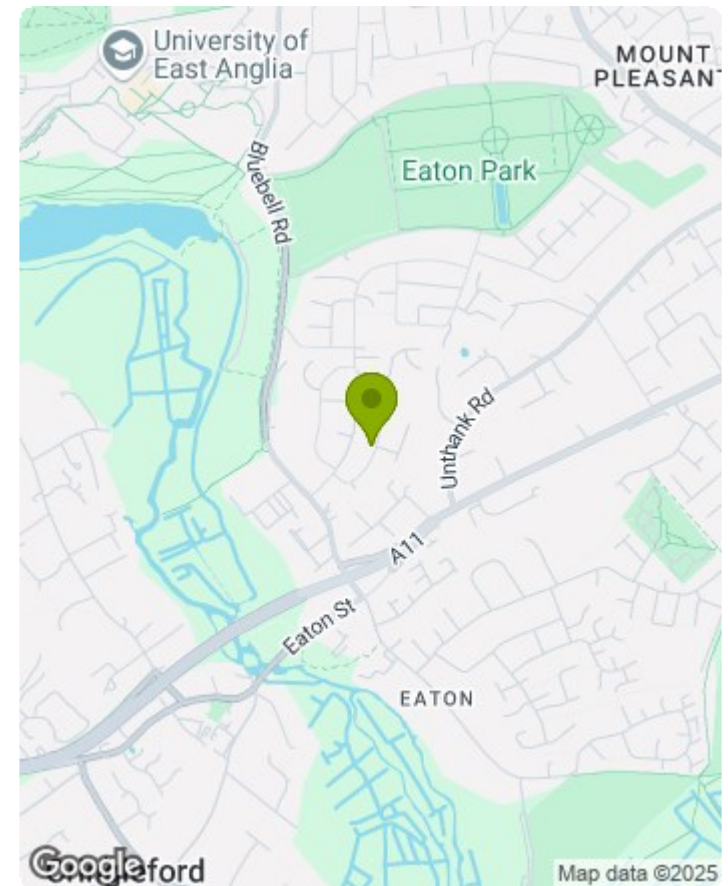
GROUND FLOOR

1ST FLOOR



LENG CRESCENT, EATON, NORWICH, NR4 7NY

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		82
(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	EU Directive 2002/91/EC

Environmental Impact (CO₂) 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	EU Directive 2002/91/EC

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