



Guide Price £130,000

2 Bedroom Ground Floor Flat for sale

Flat 51 Quintin Gurney House, Keswick Hall, Keswick, Norwich



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## Overview

Prestigious grounds, exclusive benefits, parking for all and no onward chain... What an opportunity! Ensure to book your viewing today.



## Key Features

- Chain Free
- 2-Bedroom Ground-Floor Flat
- First Time Buyer / Downsizing Opportunity
- Spacious Kitchen, Bright Living and Ample Storage
- Resident and Visitor Parking with Ease
- Readily Available Access to Verdant Grounds, Heated Swimming Pool and Tennis Court





Welcome to Keswick Hall, Norwich, NR4. Set within exceptional grounds, this two-bedroom ground floor flat offers a fantastic combination of tranquillity, community and space. A home offering an abundance of natural light throughout, as well as a functional layout separating living space from the bedrooms and bathroom – a unique find within the world of flats.

Inviting you with bright spaces and practical living arrangements, the comfortable lounge-diner features picturesque views of the verdant surroundings, while the well-proportioned kitchen provides ample storage and worktop, not to mention brilliant views. The main bedroom boasts a bay window enjoying bright mornings, while bedroom two offers built-in storage and would work well as a home office.

Perfectly positioned on the fringes of Norwich, this peaceful location is well-connected ensuring your day ends away from the hustle and bustle. Vibrant Norwich city centre is just a short drive away, providing an array of shopping, dining, and cultural experiences. Conveniently located near the Norwich Research Park, University of East Anglia (UEA), and Norfolk and Norwich University Hospital (NNUH).

Beyond the apartment itself, residents enjoy access to the wonderful communal grounds of Keswick Hall, including the heated outdoor swimming pool and tennis court - amenities seldom found. This home comes with the added advantage of plentiful parking for both residents and visitors.

Available with no onward chain, call us 24/7 to book your viewing.

What3Words: ///healthier.orange.gifted



**Lounge-Diner**

16' 5" x 11' 8" (5.01m x 3.58m)

Laminate flooring, three uPVC double-glazed windows with fitted Venetian blinds, electric radiator, two ceiling lights, coving, multiple sockets and TV aerial.

**Kitchen**

10' 9" x 9' 5" (3.28m x 2.89m)

Laminate flooring, uPVC double-glazed window with fitted roller blind, hardwired ceiling light, fitted base and wall-mounted units, electric oven and hob, extractor hood, electric heater, stainless steel sink, splashback tiling, multiple sockets and coving.

**Bedroom One**

10' 0" x 11' 6" (3.05m x 3.53m)

Fitted carpet, uPVC double-glazed bay window with fitted Venetian blinds, ceiling light, multiple sockets, electric radiator and coving.

**Bedroom Two - Home Office**

9' 2" x 8' 6" (2.81m x 2.61m)

Laminate flooring, uPVC double-glazed window, built-in full-height cupboard, multiple sockets, electric heater, ceiling light and coving.

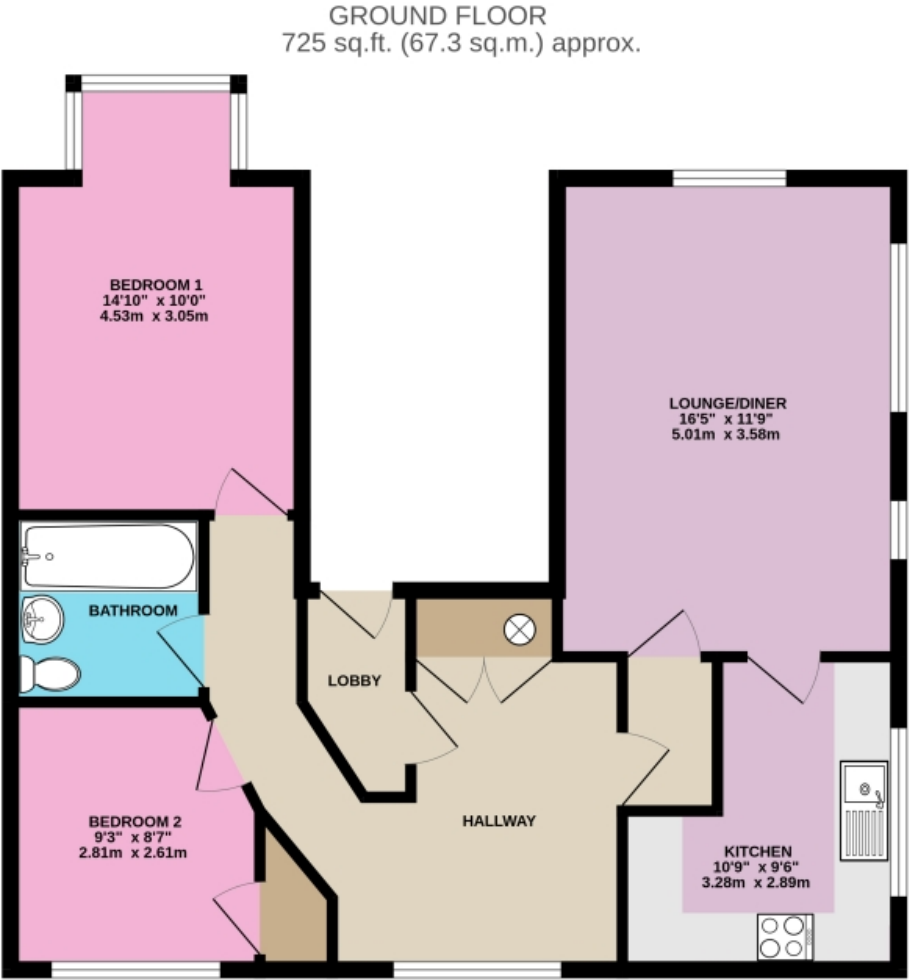
**Bathroom**

6' 5" x 5' 5" (1.96m x 1.67m)

Laminate flooring, tiled walls, heated towel rail, bath with electric shower over, wash hand basin with fitted mirror above, toilet, ceiling light, coving and extractor fan.



# Floorplans



2-BEDROOM GROUND-FLOOR FLAT  
TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





Marketed by Ewemove Wymondham

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