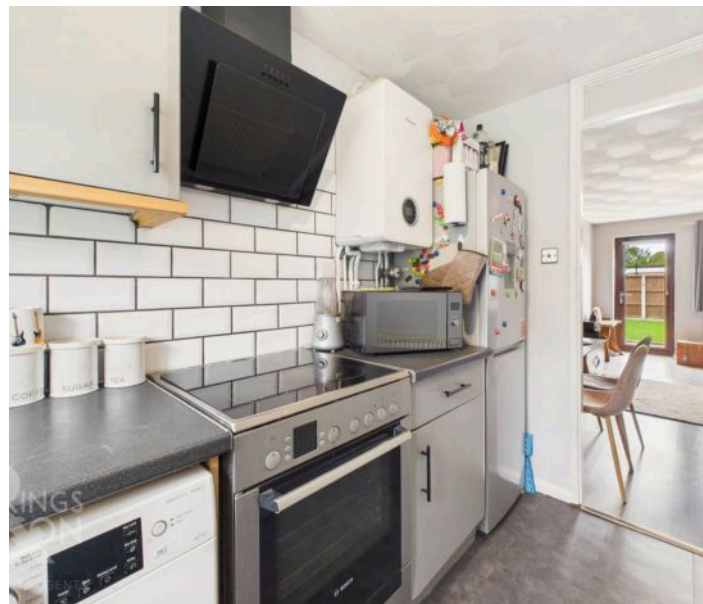




Nursery Close, Norwich - NR6 5SL



Nursery Close

Norwich

Positioned overlooking greenspace with a PEDESTRIANISED FRONTAGE, this GROUND FLOOR FLAT offers a SPACIOUS and MODERN feel throughout, boasting a LONG LEASEHOLD length with some 949 YEARS REMAINING. Heading inside, a welcoming HALLWAY ENTRANCE leads to the 17' OPEN PLAN SITTING and DINING ROOM with a FRENCH DOOR leading out to the garden. Flowing into the FULLY FITTED KITCHEN boasting ample room for food preparation and essential white goods. TWO DOUBLE BEDROOMS open from the hallway, complete with a modern three piece FAMILY BATHROOM including a shower over the bath. Stepping outside, the REAR GARDEN is PRIVATE and FULLY ENCLOSED, larger than average for the development and has been lovingly LANDSCAPED by the current vendors. OFF STREET PARKING and an ENBLOC GARAGE offer further convenience.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Flat
- Long Leasehold Length (949 Years Remaining)
- Pedestrian Frontage Overlooking Greenspace
- 17' Open Plan Sitting/ Dining Room
- Modern Fully Fitted Kitchen
- Two Double Bedrooms
- Landscaped Private & Enclosed Garden
- Off Street Parking & Enbloc Garage

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

SETTING THE SCENE

The property can be found set back from the road, overlooking communal green space with a pathway leading up to the main entrance at the front of the property under an open porch.



THE GRAND TOUR

Stepping inside, the light and bright hallway offers hard flooring underfoot for ease of maintenance with two convenient integrated storage cupboards, perfect for storing outdoor wear. Moving through the home, the 17' open plan sitting and dining room space is flooded with natural light from uPVC double glazed windows and a French door leading out to the garden. The room allows for a range of soft furnishing layouts with further space available for formal dining. Adjacent the fully fitted kitchen offers a range of wall and base storage cupboards and a tiled splashback. Ample worktop space is available for food preparation and under counter space can be found for white goods including a washing machine and space for an American style fridge freezer. Two double bedrooms open from the hallway, the first room offers continued hard flooring enjoying front facing aspect with uPVC double glazed windows and radiators. The main bedroom can be found at the rear of the home overlooking the garden with ample space for a double bed. Located centrally from the hallway, the three piece family bathroom completes the accommodation boasting a shower over the bath with a glass splashback, floor to ceiling tiling, a wall mounted heated towel rail and vanity storage below the sink.

FIND US

Postcode : NR6 5SL

What3Words : ///shorts.grand.knee

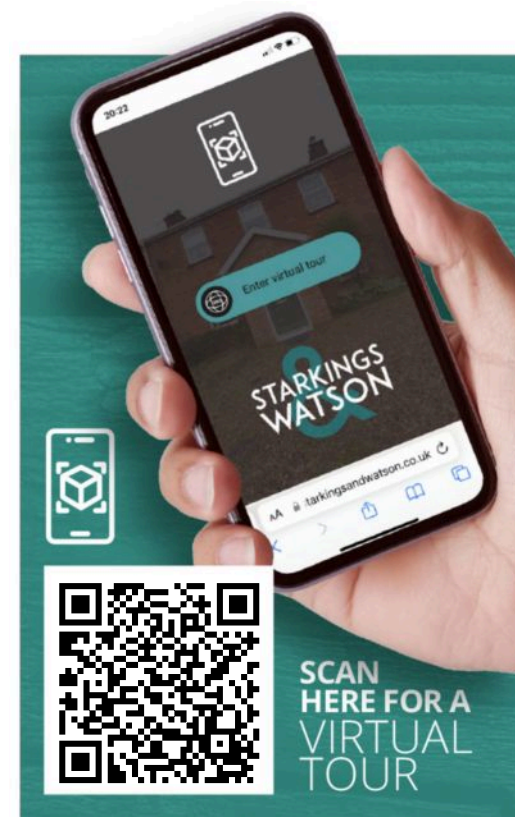
VIRTUAL TOUR

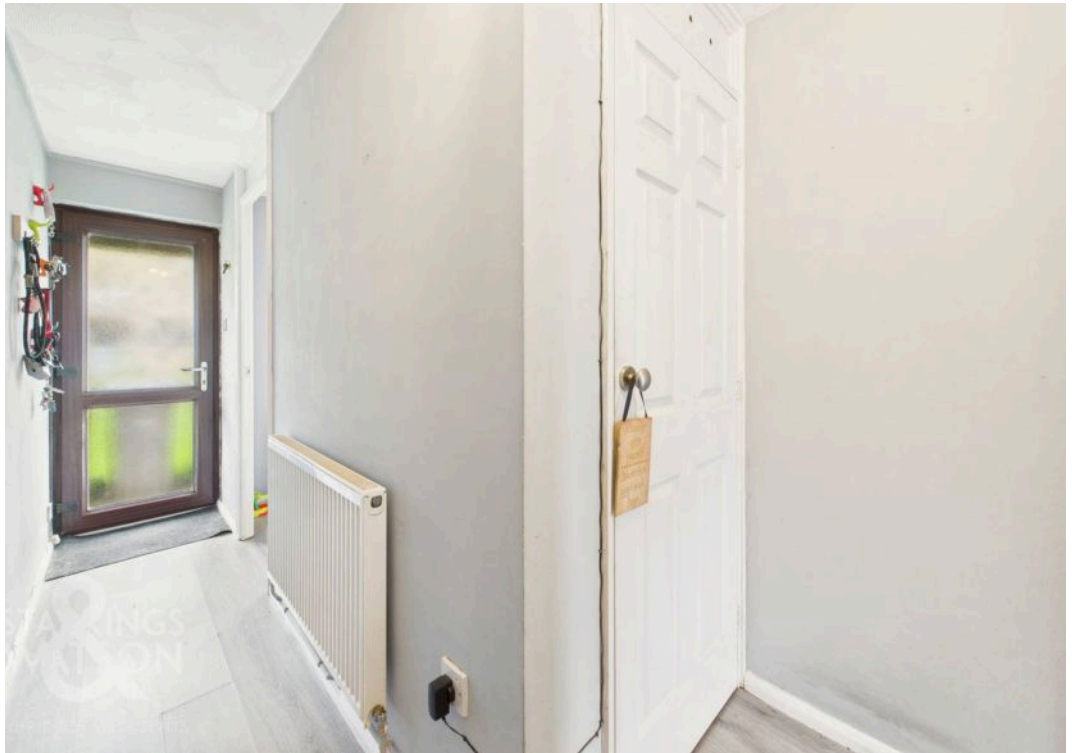
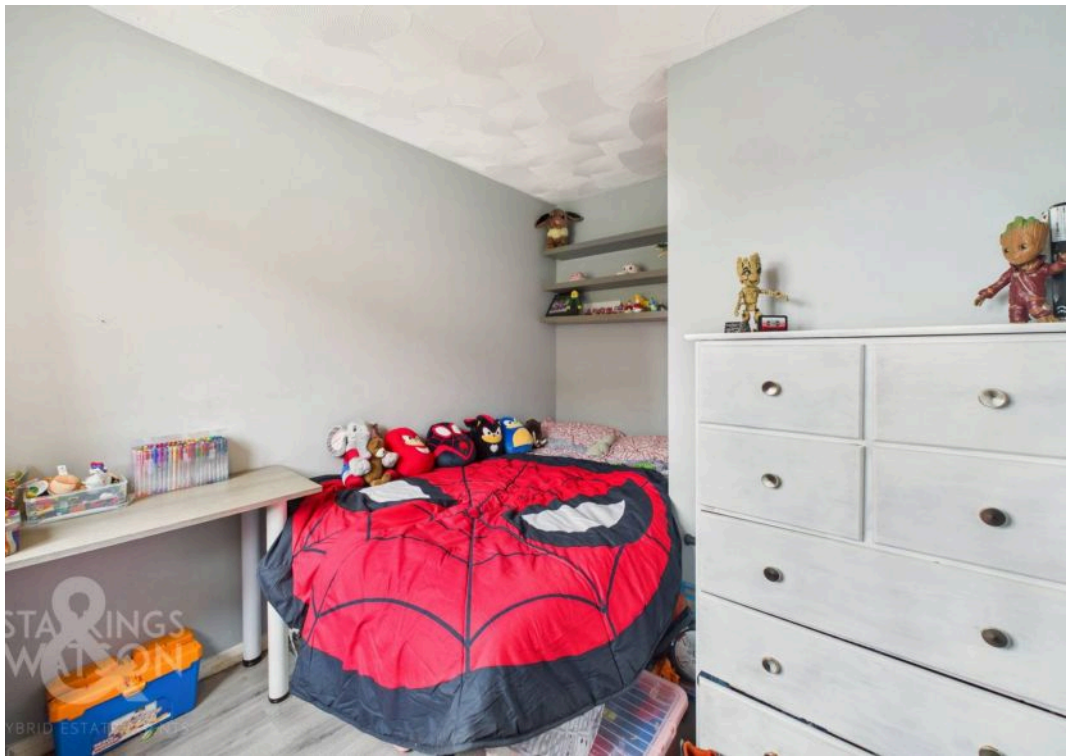
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

This property is offered on a leasehold basis with 949 years remaining.

Service charges of approximately £703.32 PA, Ground rent of approximately £25 PA



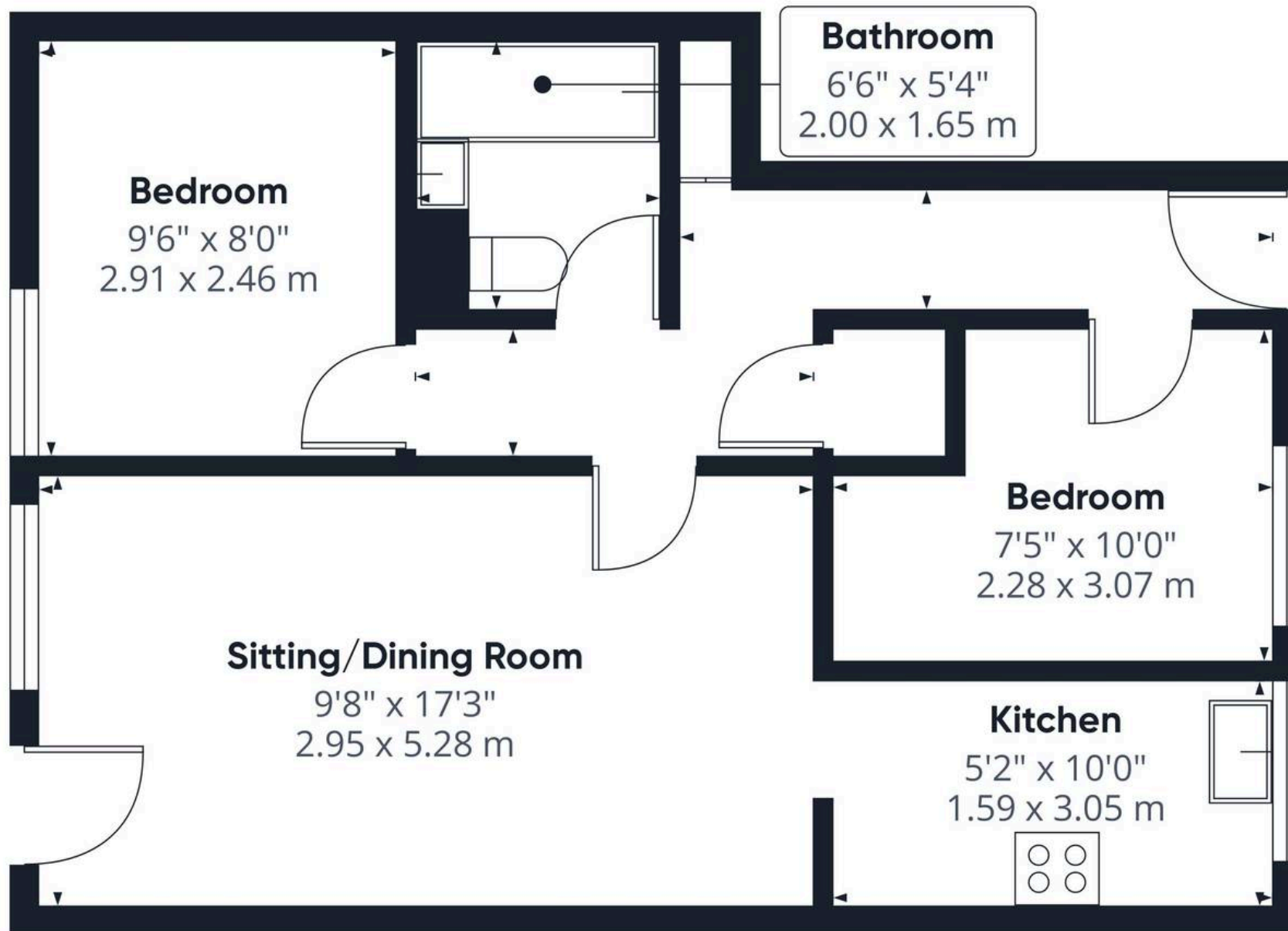




THE GREAT OUTDOORS

Stepping outside, the larger than average rear garden is private and fully enclosed with brick wall and timber panel fencing. The garden has been landscaped to offer a low maintenance predominantly laid to shingle with raised wooden borders offering a well maintained lawn. A flagstone patio can be found at the rear of the garden with a pergola perfect for outdoor seating to enjoy the summer months, whilst a side latch and brace wooden gate leads out.





Approximate total area⁽¹⁾

478 ft²

44.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.