



3 Bedroom Detached Bungalow
Flintstones
Norwich, NR7 0BH

Sefftons
£400,000
www.sefftons.co.uk



Flintstones, Norwich, NR7 0BH

OFFERED WITH NO ONWARD CHAIN, Sefftons present this DETACHED, THREE BEDROOM bungalow. Situated down a QUIET ROAD in the sought after suburb of Thorpe St Andrew, this property is truly ONE OF A KIND, and must be seen to be appreciated.

THE PROPERTY

Upon entering the property, doors open from the hallway to all rooms. The living accommodation comprises of a lounge diner with dual aspect windows, with a bay window to the front aspect allowing in lots of natural light, alongside a light and airy kitchen.

The property boasts three well proportioned, double bedrooms which utilise the family three piece bathroom suite, and two of which have ample built in wardrobe space.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

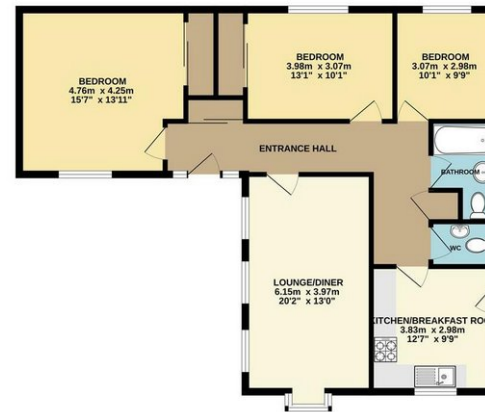
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

GROUND FLOOR
17.8 sq.m. (192 sq.ft.) approx.



1ST FLOOR
75.9 sq.m. (817 sq.ft.) approx.



TOTAL FLOOR AREA: 83.7 sq.m. (1008 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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