



Sefftons
ESTATE & LETTING AG

4 Bedroom Detached House
26 Beechbank Drive
Norwich, NR13 5BW

£450,000
www.sefftons.co.uk



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GUIDE PRICE £450,000-£475,000

SUBSTANTIAL, DETACHED FAMILY HOME IN A SUPERB LOCATION. Boasting four double bedrooms, including a master with ensuite, a double garage and generous living space, this would make a **FANTASTIC OPPORTUNITY** for those looking to put their own stamp on a property

THE PROPERTY

Sliding doors welcome you into the entrance porch, providing a handy space to remove coats and shoes before entering the inviting central entrance hallway.

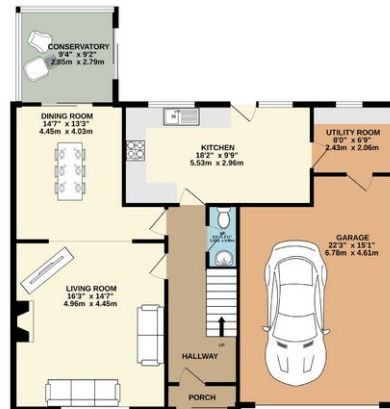
Doors open to all ground floor accommodation, including a spacious living room, backing onto the formal dining room, with sliding doors to the bright conservatory. Finally is the amply sized kitchen, providing plenty of storage and counter space, in addition to space for a breakfast table, and a useful downstairs W.C.

Up on the first floor are four, well proportioned double bedrooms, including a master bedroom with ensuite shower room, whilst the remaining make use of the four piece family bathroom suite.

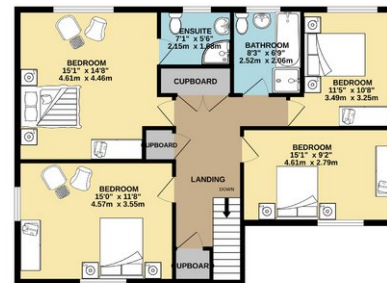
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA: 2039 sq.ft. (189.4 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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