



117 Angel Road, Norwich

Offers in Region of £400,000

# 117 Angel Road

Norwich

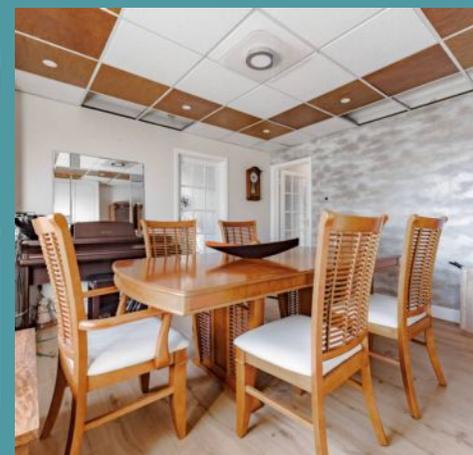
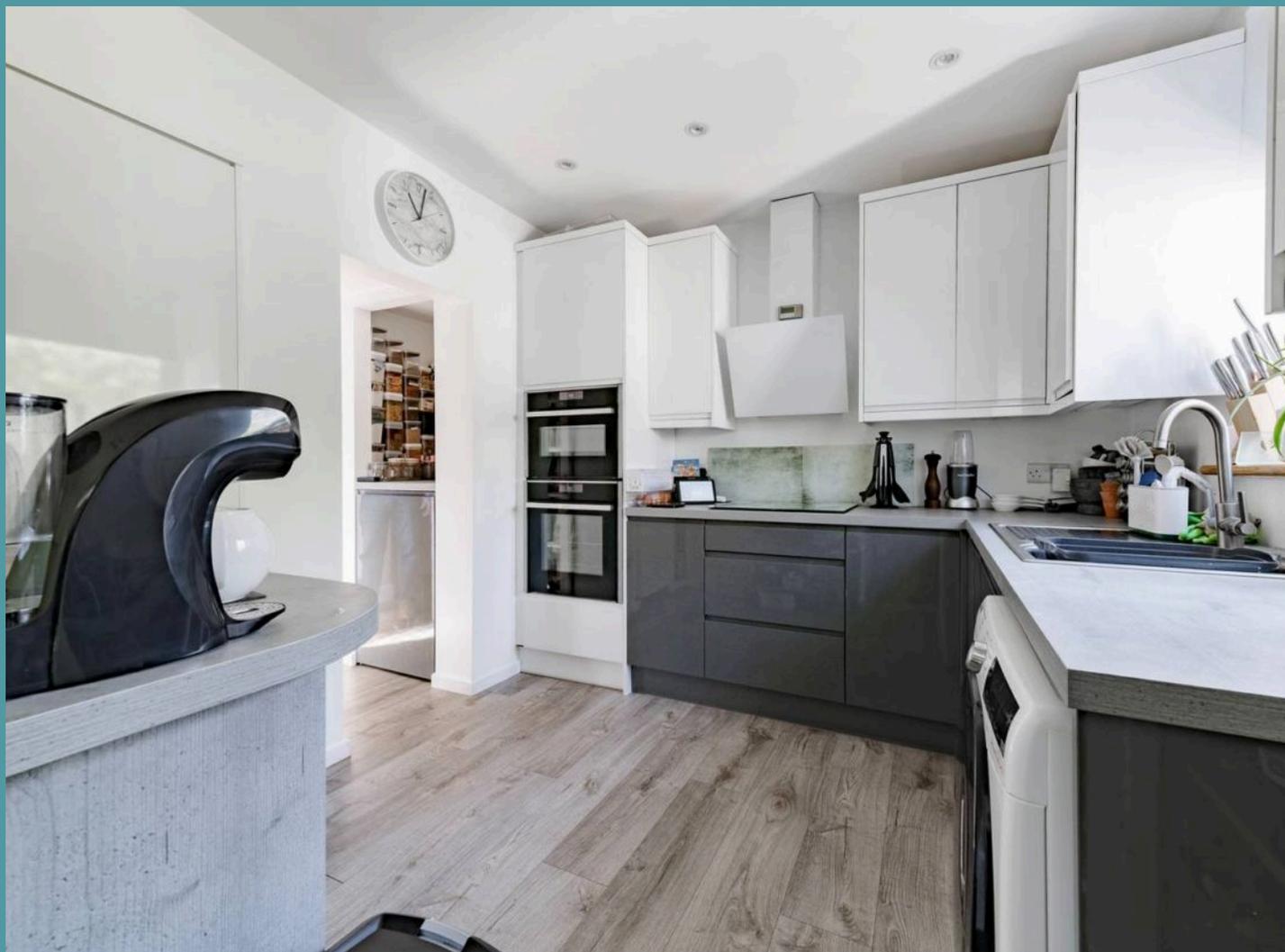
- NO ONWARD CHAIN
- Detached residence that is proudly positioned in the city of Norwich
- Highly energy-efficient residence with 11 owned solar panels and 3 battery packs, enabling you to store and generate energy to keep costs low
- Over the past 20 years the current owners have lovingly maintained and improved the accommodation to create a beautiful family home
- Three large reception rooms including a dining room, sitting room and a garden room, inviting relaxation and entertaining
- Kitchen equipped with high-quality fixtures and fittings, including sleek wall and base units, integrated appliances and a pantry-style cupboard, to elevate your cooking experience
- Three bedrooms, a family bathroom and two convenient WC's positioned on each floor
- Well-established enclosed garden that is maintained, featuring a fish pond, a potting shed, a Dutch barn and a hardwood gazebo that shelters a hot tub, complete with a heat pump that reduces the cost
- Paved driveway providing off-road parking for multiple vehicles, a garage for storage options and an electric car charging point
- The residence backs onto Waterloo Park, with a park café, a school, local shops and bus routes nearby, with easy access into the city centre for a wider range of amenities

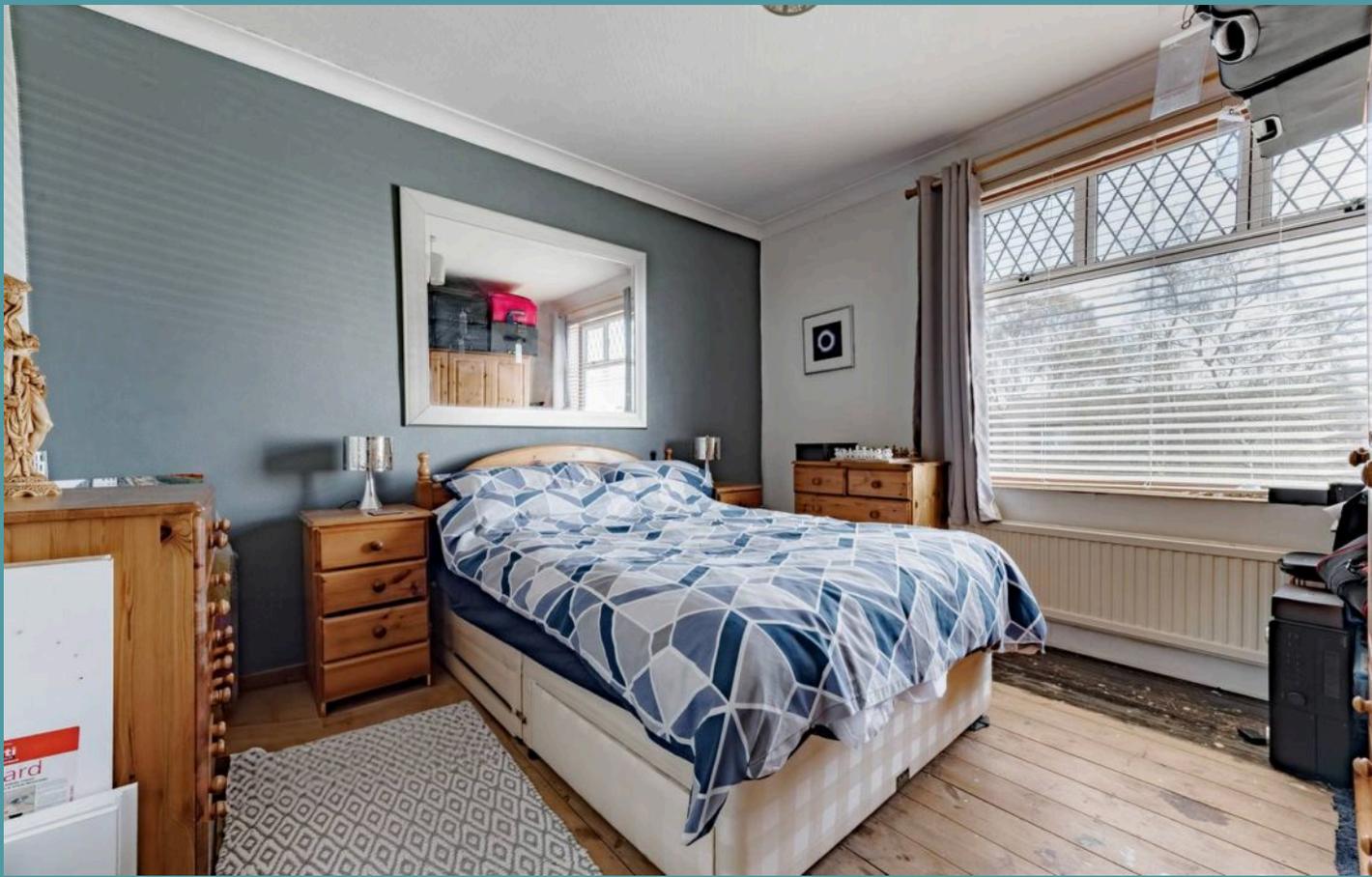


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Proudly positioned down Angel Road in the city of Norwich, lies this remarkable detached residence with spacious and flexible accommodation that can adapt to a modern family lifestyle. Highlighting a highly energy-efficient design featuring 11 owned solar panels and 3 battery packs, three large reception rooms for relaxation and entertaining, a contemporary kitchen that elevates your cooking experience, three bedrooms, a family bathroom and a cloakroom on each floor. Externally, you will find a well-established garden that backs onto Waterloo Park, complete with a luxurious hot tub and a historic air raid shelter. Its beautiful façade is complemented by a driveway and a garage. Don't miss the chance to acquire this home and experience all it has to offer.





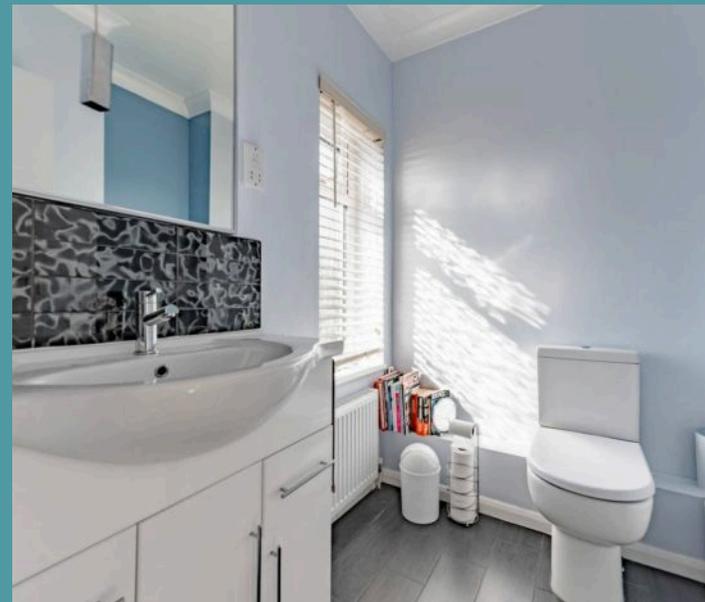
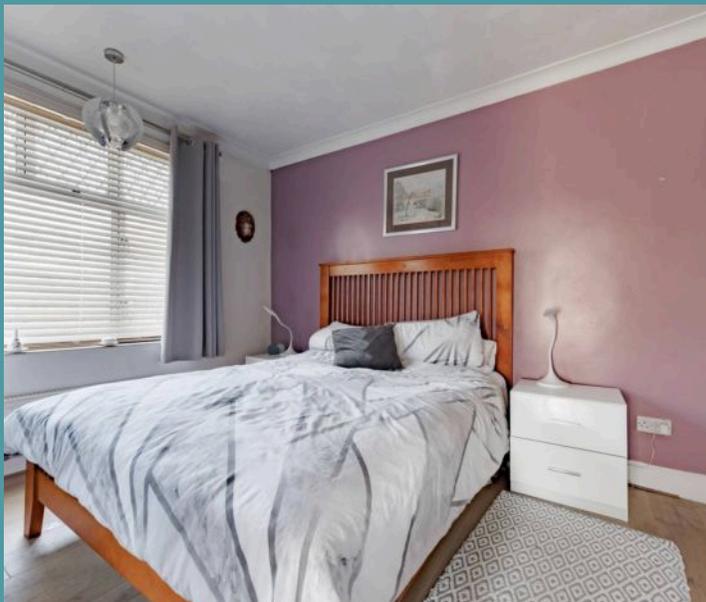
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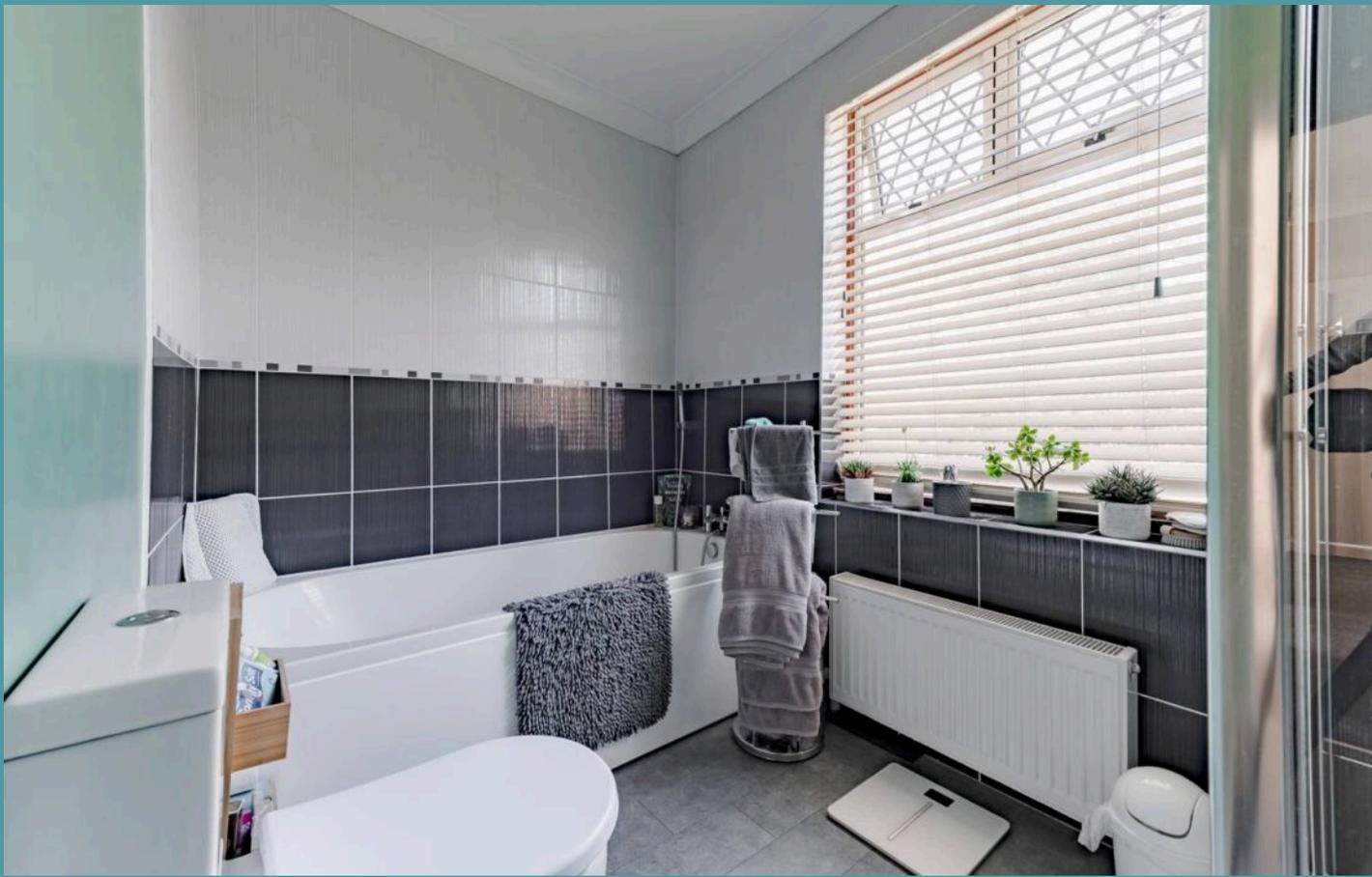
Norwich

Upon arrival, you will be greeted by the properties beautiful façade, that sets the tone for what lies within. A tarmac driveway provides off-road parking for multiple vehicles, with gated access to the detached garage, with an up and over door and space for storage options, whether that is a vehicle or personal belongings.

The current owners have lovingly maintained and thoughtfully improved the property over the past two decades. The interiors have been thoughtfully designed to create spacious and flexible accommodation that can adapt to your families preference and style.

You enter through a welcoming entrance hall, complemented nicely by a convenient WC. A series of large reception rooms immediately capture your attention, perfect for a busy family lifestyle or hosting occasions with loved ones. The versatile dining room encourages intimate family meals, whilst the living room invites relaxation and entertaining. A highlight of the home is the light-filled garden room, with the presence of floor-to-ceiling windows and brand new sliding doors, allowing you to enjoy the outdoors within the comfort of your own home. This space can be enjoyed all-year round as it has been installed with an electric inverter, that provides heat during the winter and air-conditioning during the summer.



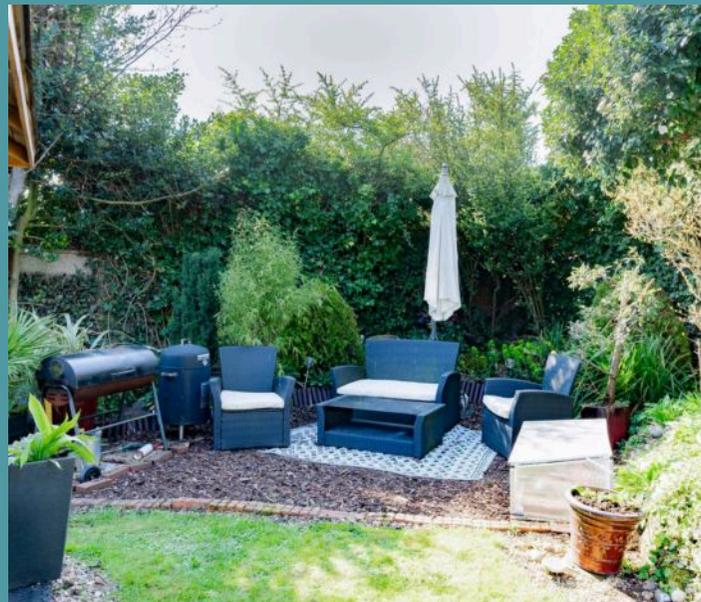


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At the heart of the home lies a contemporary kitchen, equipped with high-quality fixtures and fittings. It includes oak effect worktops, sleek wall and base units, a pantry-style cupboard and a large integrated fridge, dishwasher, a main oven and a combination microwave with a separate induction hob. There is also plumbing for your washing appliances. This space elevates your cooking experience, ensuring a practical and stylish design.

Ascend to the upper floor, where you will find three bedrooms, each thoughtfully designed to offer relaxation and privacy. Two bedrooms feature built-in wardrobes for your everyday essentials. The third bedroom has the option to be a home office, playroom or dressing room, if required. The bathroom comprises of a modern four piece suite, including a bathtub, a shower cubicle, a toilet and a hand wash basin, accommodating all residents in the household. An additional WC can also be found on this floor, ensuring convenience and ease.





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Stepping outside, the property reveals a well-established garden that is beautifully maintained. There are several areas for your outdoor seating arrangements, to enjoy summer bbqs, al-fresco dining or simply relaxing in the afternoon sunshine. A winding pathway leads you around the garden, where you'll discover multiple planted beds, manicured shrubbery, a tranquil fish pond, a potting shed and a bespoke detached Dutch barn, that was installed in 2020, with power and broadband. A standout feature of the home is the hardwood gazebo that shelters a luxurious hot tub for 5 people. The hot tub is complemented by a heat pump that reduces operational costs, allowing for year-round enjoyment. A historic addition of the home, is the air raid shelter that can be found in the garden. It provides storage for garden equipment or alternative uses depending on your own requirements. Overall, the garden is fully enclosed for privacy and seclusion.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

### Fixtures and fittings information:

11 large solar panels and three battery packs have been installed on the property. The setup is energy-efficient and keeps costs extremely low. The solar panels are owned outright by the current owners and will be passed on still under warranty.

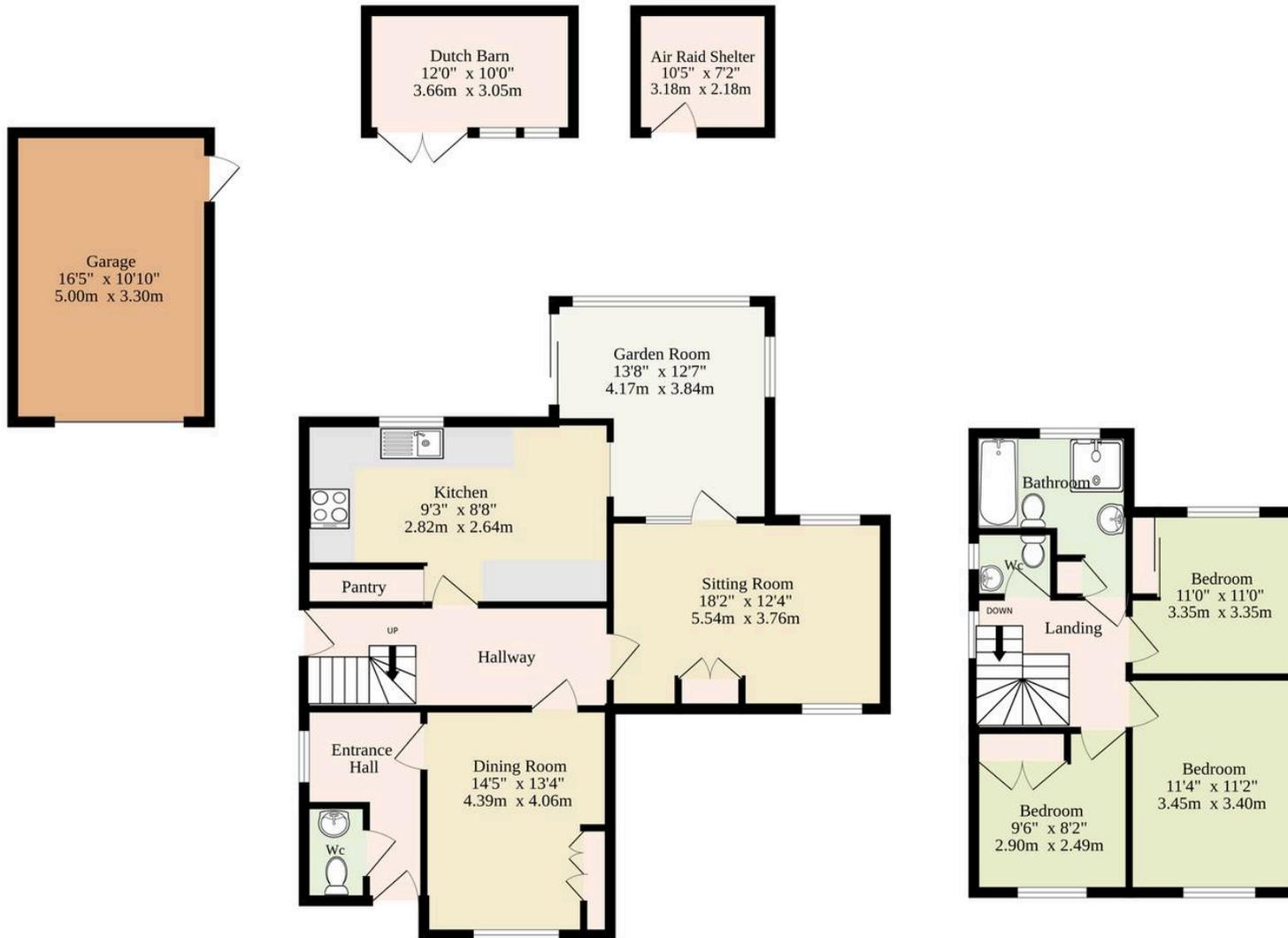
New gas boiler installed in 2020.

Fast fibre broadband.

Brand new patio doors, front door and side door.

Ground Floor  
1118 sq.ft. (103.9 sq.m.) approx.

1st Floor  
515 sq.ft. (47.8 sq.m.) approx.



Sqft Includes The Garage, Dutch Barn And The Air Raid Shelter

**TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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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