

ARLINGTON
PARK



2 St. Marys Court

Croswick, Norwich, NR12 7DE

Offers In The Region Of £300,000



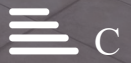
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Arlington Park is delighted to present this spacious three-bedroom modern semi-detached bungalow on the outskirts of Spixworth, nestled within an exclusive over 55's development.

- Over 55's
- No Onward Chain
- Low Maintenance Front & Rear Garden
- West Facing Rear Garden
- Generous Accommodation
- Two Off Road Parking Spaces
- Solar Hot Water
- Built for disabled living with wider doors, floor areas and thresholds
- Communal LPG Central Heating & Double Glazing



DESCRIPTION

This spacious modern three-bedroom freehold semi-detached bungalow is designed for individuals over the age of 55. It offers generous accommodation inside, with three bedrooms. The master bedroom includes an ensuite shower room, providing a private and convenient feature.

The property boasts modern kitchens and bathrooms, ensuring a move-in ready experience with attractive and functional amenities. The interior decor is scintillating, creating an aesthetically pleasing living environment. Both the front and rear gardens are designed for low maintenance, a practical consideration often appreciated by retirees or those seeking simplicity in outdoor upkeep. Two parking spaces are included, ensuring convenient and secure parking for residents and guests.

For comfort, the property benefits from gas central heating, solar hot water and double glazing, contributing to energy efficiency, especially during colder seasons. It's conveniently located with access to the Broadland Gateway (NDR), indicating good transportation connectivity.

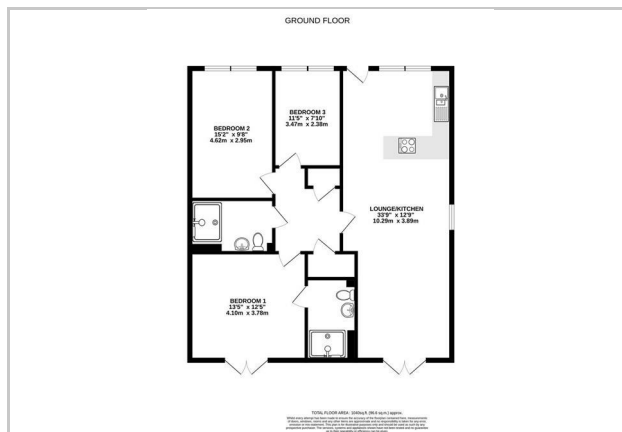
Additionally, there's a pathway leading to the local shops of Spixworth, enhancing accessibility to daily needs. This bungalow is part of a small and exclusive development, potentially providing a sense of community. It presents a turnkey opportunity for the new owner, offering both comfort and convenience in a desirable setting for those over 55's. Offered with no onward chain.

AGENT NOTE

There is an annual maintenance charge for the up keep of the communal gardens and areas which is approximately £400 per year (TBC)

The gas central heating is metered at the property but there is a communal gas tank for the development. A solar photovoltaic panel is located on the roof which provides hot water.

There is a communal satellite dish connected to the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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