



ARLINGTON
PARK



6 Rocelin Close
, Norwich, NR3 4DQ
£290,000



3 1 1 D

Nestled in a quiet corner of this sought-after area, you'll find this charming 1960s semi-detached house with NO ONWARD CHAIN. Offering three bedrooms and two reception rooms, the property is bathed in natural light thanks to large picture windows throughout and boasts a generously sized cottage style garden at the rear.

- Peaceful location
- Downstairs cloakroom
- NO ONWARD CHAIN
- Gas Central Heating
- 3 bedrooms & 2 reception
- Dining room
- Driveway



Upon entering, you'll be greeted by a welcoming entrance hall. Here you'll find access to a downstairs cloakroom, stairs leading to the first floor landing, and doors leading to the lounge, kitchen, and under-stairs storage.

The lounge, with its large window and fireplace, creates a warm and inviting central space. This room flows seamlessly into the dining room, perfect for family meals or entertaining guests. The dining room also offers access to the rear garden for a touch of outdoor connection.

The kitchen features a range of fitted units and worktops, along with an integrated oven, hob, and tiled splashbacks, offering functionality for all your culinary needs. An external door provides convenient access to the side and rear of the property.

The first-floor landing leads to all three bedrooms and the boiler cupboard. Bedroom three offers a view of the front aspect. Bedrooms two and three, both complete with integral wardrobes, overlook the front and rear.

Outside, to the side of the property lies a driveway leading to gated rear access. The front garden is a delightful mix of lawn and established shrubs. The enclosed rear garden features a patio area, perfect for al fresco dining, surrounded by a variety of plants and shrubs.

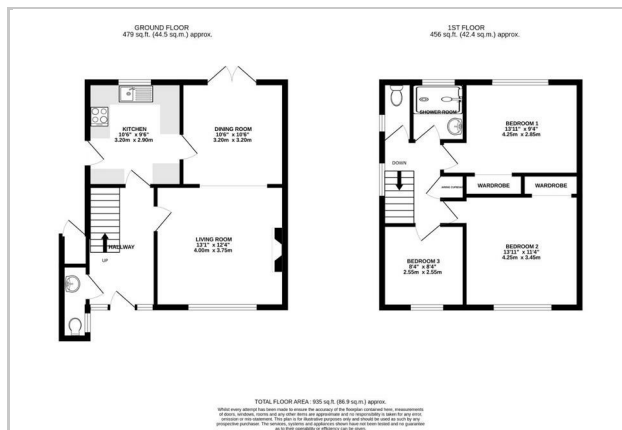
This delightful property offers a peaceful retreat in a highly sought-after location and is offered with no onward chain. Don't miss out on this fantastic opportunity!

AGENT NOTE -

A recent inspection revealed internal cracks that warranted further investigation. To address this, we engaged a structural engineer on behalf of our clients. Their assessment identified mostly cosmetic cracks, but also some areas requiring attention.

The engineer recommends installing HeliBar steel reinforcements above the windows for added stability. This reinforcement is estimated to cost £1,500. Additionally, repairs to the rainwater gulleys are advised. The engineer also recommends testing the surface water drainage system to ensure it's watertight.

Taking into account the issues identified our client has factored this into the asking price - A copy of the report can be viewed at our office.



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		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	