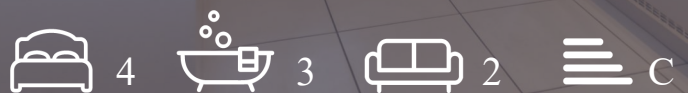




48 Almond Drive

Cringleford, Norwich, NR4 7SJ

Price Guide £400,000





Offered at a guide price of £390,000-£410,000. This charming 4-bedroom detached home in sought-after Roundhouse Park offers village living near Norwich. Bathed in sunlight, the spacious home boasts a modern kitchen, inviting living area, and 4 bedrooms. Step outside to the park's greenery, food outlets, and shops all conveniently located. Excellent schools and easy access to A47/A11 for exploring Norwich add to the appeal. contact today for a viewing!

- Guide price of £390,000-£410,000.
- Study/Bedroom 5
- Garage and Off Road Parking
- Utility & Downstairs Cloakroom
- Dual Aspect Lounge
- Kitchen/Breakfast room
- Gas Central Heating & Double Glazing
- Ensuite to Principal Bedroom.



**ENTRANCE HALL**

Doors to lounge, kitchen, study/dining room and stairs rising to first floor. Amtico flooring throughout the ground floor accommodation.

**WC**

Low level WC, pedestal hand wash basin, radiator.

**LOUNGE**

Dual aspect. Window to front aspect, patio doors to rear, two radiators.

**DINING ROOM/STUDY/BEDROOM 5**

Window to front, radiator.

**KITCHEN/BREAKFAST ROOM**

Range of wall and base units with worktop over, stainless steel sink and drainer unit, five burner gas hob with extractor hood over, double fitted eye-level oven, integrated dishwasher and fridge/freezer, window to front and side aspects, radiator.

**UTILITY ROOM**

Base units with worktop over, sink and drainer, integrated washing machine. Wall cupboard housing boiler.

**LANDING**

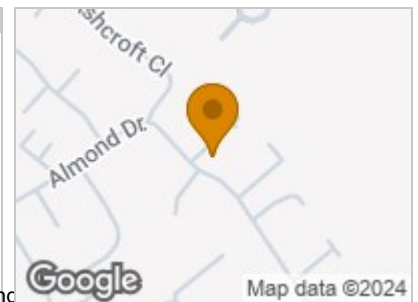
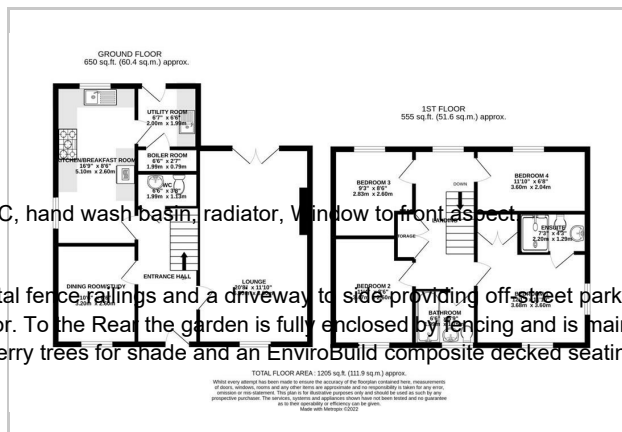
Doors to four bedrooms, storage cupboard and family bathroom.

**BEDROOM ONE**

Window to front, radiator, built in double wardrobe. Door to En-Suite with double shower cubicle, low level WC, hand wash basin, radiator, Window to side.

**BEDROOM TWO**

Window to front, radiator.



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			90
(81-91) B		80	
(69-80) C			
(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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