



Ladysmock Way, Norwich NR5 9FH

welcome to

Ladysmock Way, Norwich

AN OUTSTANDING THREE BEDROOM THREE STOREY IMPOSING SEMI DETACHED PROPERTY situated on the edge of this sought after development on the western fringe of Bowthorpe Southern Park, positioned for maximum solar gain and an air circulation system. ** It MUST be viewed to be fully appreciated!! **



Entrance Door

Into entrance hall with stairs to first floor.

Cloakroom

Wash hand basin, W/C, plumbing for washing machine and built in storage cupboard.

Lounge/ Kitchen/ Dining Room

28' 7" max. x 16' 9" max. (8.71m max. x 5.11m max.)

Fully fitted comprehensive range of eye and base level kitchen units, built in electric hob, stainless steel extractor over, built in oven, built in fridge/ freezer, built in dishwasher, pull out larger cupboard, window to front aspect, double glazed double doors and further window to rear aspect.

First Floor Landing

Window to front aspect and built in storage cupboard.

Bedroom Two

13' 10" x 10' (4.22m x 3.05m)

Window to rear aspect.

Bedroom Three

11' 5" x 9' 11" (3.48m x 3.02m)

Built in storage cupboard and window to front aspect.

Bathroom

Suite comprising of paneled bath with attached shower, wash hand basin, W/C and tiled splashbacks.

Second Floor**Bedroom One**

16' 5" x 13' 3" (5.00m x 4.04m)

Walk in wardrobe, patio doors to balcony railed with views over local area and door to ensuite:-

Ensuite

Mains fed shower cubicle, vanity unit, wash hand basin, W/C and tiled splashbacks.

Exterior

The property has driveway parking to front for

approximately two vehicles.

To the rear, the property has a lawned enclosed rear garden with gated access.



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welcome to

Ladysmock Way, Norwich

- Stunning passivhaus built three bedroom three storey end townhouse
- Built to German technology standards
- Superb second floor principal bedroom with balcony, walk in wardrobe and ensuite
- Heating recovery system
- Close to the UEA and Hospital

Tenure: Freehold EPC Rating: B

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140313 - 0004

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