



**Ron Fielder Close, Salhouse Norwich NR13 6QY**

**welcome to**

**Ron Fielder Close, Salhouse Norwich**

A MUST SEE HOME! Completed by Ingram Homes circa 2013. THIS FOUR BEDROOM DETACHED EXECUTIVE HOME is situated in the small bespoke and highly requested development which lies in the wonderful Broads village of Salhouse. \*Early viewings are highly recommended to appreciate this great property o offer\*



### **Entrance Door**

Into entrance hall with stairs to the first floor.

### **Shower Room**

Shower cubicle with inset mains fed shower, W/C and tiled splashbacks.

### **Open Plan Kitchen/living space**

25' 5" x 17' 8" max. ( 7.75m x 5.38m max. )

Double aspect, with patio doors to front garden, windows to front and side, fitted wood flooring and a tiled area leading to coat/boot cupboard and kitchen:-

### **Kitchen**

Breakfast counter, fully fitted range of eye and base level units, built in Bosch induction hob, built in Bosch double oven, built in fridge/ freezer, built in dishwasher, inset double sink unit, windows to side and rear.

### **Utility**

7' x 8' 2" ( 2.13m x 2.49m )

Plumbing for washing machine, inset stainless steel sink unit, walk in larder and door to garden.

### **Dining Room**

17' 2" x 16' 6" ( 5.23m x 5.03m )

Double aspect windows to front and side and wood-flooring. Study area with window to rear.

### **First Floor Landing**

Access to loft space and radiator.

### **Bedroom One**

16' 6" x 15' 11" ( 5.03m x 4.85m )

Windows to front and side aspects, double and a single Sharps fitted wardrobe, airing cupboard, access to loft space and door to ensuite:-

### **Ensuite**

Shower cubicle, wash hand basin, Velux window and ladder radiator.

### **Bedroom Two**

16' 10" x 12' 5" ( 5.13m x 3.78m )

Double aspect windows to front and rear. Radiator. Fitted Sharps wardrobes.

### **Bedroom Three**

9' 4" x 8' 11" ( 2.84m x 2.72m )

Window to rear aspect and radiator.

### **Bedroom Four**

12' 8" x 10' 3" ( 3.86m x 3.12m )

Window to rear aspect, radiator and corner fitted Sharps wardrobes.

### **Family Bathroom**

Panelled bath with attached shower, wash hand basin, W/C and radiator.

### **Exterior**

The front garden is enclosed by wood and iron fencing, with an iron double-gated entrance leading to a large gravelled parking area and an attached garage.

The property has wrap-around gardens to side and rear laid to lawn with patio and path. There is a raised fish pond, three raised planting areas and a picket-fenced kitchen garden area.



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## Ron Fielder Close, Salhouse Norwich

- Ingram built family home (2013)
- Maximum solar gain
- Underfloor heating to the ground floor
- Spacious accommodation
- Ground floor shower room, ensuite and first floor family bathroom

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£530,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140231 - 0007

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