



**Royalist Drive, Norwich, NR7 0YN**



**welcome to**

**Royalist Drive, Norwich**

A BEAUTIFULLY PRESENTED AND SUPERBLY SITUATED 1996 BUILT FOUR BEDROOM FAMILY HOME subsequently updated by the present vendors to a highly standard, located in a superb private road setting. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\*Viewings are highly recommended!!\*\*



### **Entrance Porch**

Into entrance hall with radiator and stairs to first floor.

### **Cloakroom**

Wash hand basin, W/C and radiator.

### **Lounge**

17' 3" into bay x 10' 9" ( 5.26m into bay x 3.28m )

UPVC bay window to front aspect, inset flame affect log fire and radiator.

### **Dining Room**

11' 4" into bay x 10' 4" ( 3.45m into bay x 3.15m )

Double doors from the bay overlooking the rear garden and radiator.

### **Kitchen/ Breakfast Room**

15' x 11' 4" ( 4.57m x 3.45m )

Fully fitted contemporary range of eye and base level gloss units, rolled top work surfaces, inset sink unit, built in hob, built in double oven, built in fridge/freezer, deep drawers, corner carousel units, UPVC windows, door to rear and side aspects and fire door leading to garage.

### **First Floor Landing**

Airing cupboard.

### **Bedroom One**

12' 10" max. x 13' 3" ( 3.91m max. x 4.04m )

UPVC bay window to front aspect, radiator, two built in mirror fronted wardrobes and door to ensuite:-

### **Ensuite**

Shower cubicle with inset mains fed power shower, wash hand basin, W/C, fully tiled walls, radiator and UPVC window to side aspect.

### **Bedroom Two**

10' x 8' 3" ( 3.05m x 2.51m )

Triple built in wardrobe, UPVC window to front aspect and radiator.

### **Bedroom Three**

12' x 8' 4" ( 3.66m x 2.54m )

UPVC window to front aspect and radiator.

### **Bedroom Four**

9' 6" x 9' 5" ( 2.90m x 2.87m )

Mirror fronted built in wardrobes, UPVC window to rear aspect and radiator.

### **Bathroom**

Paneled bath with mains fed shower over, wash hand basin, W/C, chrome towel radiator and spotlighting.

### **Exterior**

The property occupies a corner plot and its situated on a private road location.

There's impressive front and side gardens that are lawned with mature shrub beds and borders. The driveway to front is double width leading to the attached double garage including utility area with electric and lights.

To the rear, there's an impressive lush and mature rear garden enclosed by wall and fencing, with a delightful wrap around patio with greenhouse, pond and garden shed.



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## Royalist Drive, Norwich

- Immaculate, beautifully presented family home
- Corner plot on a private road
- Sought after location
- Quality kitchen, ensuite, bathroom and cloakroom
- Mature garden with wrap around patio

Tenure: Freehold EPC Rating: C

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140562 - 0003

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