



**Old Grove Court, Norwich, NR3 3NL**



**welcome to**

**Old Grove Court, Norwich**

THIS STUNNING THREE BEDROOM SEMI-DETACHED HOME is situated in an elevated and enviable position. The property would make a fantastic family home and is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended not to miss out on this fantastic home!! \*\*



### **Entrance Hall**

Understairs storage cupboard, carpeted floor and radiator.

### **Kitchen**

12' 2" x 9' 6" ( 3.71m x 2.90m )

Window to side, sink & drainer, work surfaces, one sized stainless steel sink, plumbing for washing machine, plumbing for dishwasher, space for free-standing cooker, central heating boiler and high ceilings.

### **Dining Room**

12' 4" x 9' 3" ( 3.76m x 2.82m )

Window to side, wall lights, radiator and carpeted floor.

### **Lounge**

26' 3" x 19' max. ( 8.00m x 5.79m max. )

Windows to side, window to rear, raised piano area, electric fireplace, door to rear lobby and carpeted floor.

### **Rear Lobby**

Tiled flooring, storage cupboard, radiator, door to W/C and door to rear garden.

### **Cloakroom**

W/C, wash hand basin and carpeted floor.

### **First Floor Landing**

32 ft in length, two storage cupboards, loft hatch, radiator and window to front.

### **Bedroom One**

17' 7" x 10' 9" ( 5.36m x 3.28m )

Window to side, radiator, carpeted floor and door to ensuite:-

### **Ensuite**

Shower cubicle, W/C, wash hand basin, carpeted floor and window to rear.

### **Bedroom Two**

12' 9" x 9' 4" ( 3.89m x 2.84m )

Window to side, wash hand basin, radiator and carpeted floor.

### **Bedroom Three**

12' 7" x 9' 6" ( 3.84m x 2.90m )

Window to side, wash hand basin, radiator and carpeted floor.

### **Bathroom**

Wash hand basin, W/C, bath with shower over, part tiled walls, radiator, carpeted floor and window to side.

### **Garage**

18' 1" x 8' 11" max. ( 5.51m x 2.72m max. )

Up & over door.

### **Exterior**

To the front, there is a dropped kerb giving access to a brickweave driveway and garage with gated access to the rear.

To the rear, there is a raised patio area with a low maintenance rear garden with mature shrubs.



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## Old Grove Court, Norwich

- NO ONWARD CHAIN
- Ample off-road parking & garage
- Would benefit from modernisation throughout
- Bathroom, cloakroom & ensuite
- Three good sized bedrooms

Tenure: Freehold EPC Rating: Awaiting

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140735 - 0003

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