



**Warren Close, Norwich, NR6 7NL**

**welcome to**

**Warren Close, Norwich**

A STUNNING, FULLY REFURBISHED THREE BEDROOM MODERN END TOWNHOUSE situated in one of Old Catton's most sought and favoured residential developments. The property boasts excellent sized front and rear gardens with garage & off-road parking. \*\*\* Viewings are highly recommended!!! \*\*\*



### **Entrance Porch**

Door into entrance hall:-

### **Entrance Hall Cloakroom**

Wash hand basin, W/C and window to front aspect.

### **Kitchen**

10' 2" x 11' 10" ( 3.10m x 3.61m )

Stunning quality fitted range of eye & base units, fitted work surfaces, inset sink unit, built in hob with extractor over, built in double oven, plumbing for washing machine, space for fridge/ freezer, space for dishwasher, upstands & splashbacks and window to rear aspect.

### **Lounge**

13' 9" x 15' 4" ( 4.19m x 4.67m )

Window to front aspect.

### **Rear Hallway**

Door to garden.

### **First Floor Landing**

#### **Bedroom One**

12' 7" x 10' 8" ( 3.84m x 3.25m )

Window to front.

#### **Bedroom Two**

11' 1" x 10' 8" ( 3.38m x 3.25m )

Window to rear aspect.

#### **Bedroom Three**

9' 2" x 7' 10" ( 2.79m x 2.39m )

Window to front aspect.

### **Bathroom**

Refitted suite comprising of paneled bath, wash hand basin, vanity unit, W/C, tiled surrounds, inset shower with shower screen, tiled splashbacks and window to rear aspect.

### **Exterior**

The property has a beautifully maintained outside space with front garden mainly laid to lawn with path

to the front door. The property has a stunning enclosed rear garden, lovely open aspect, mainly laid to lawn with freshly paved patio and path. There is a garage with an up & over door as well as a personal door with parking space.



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## Warren Close, Norwich

- A magnificent three bedroom end townhouse
- Stunning residential location
- Immaculate refitted kitchen
- Excellent outside space with garage & parking
- Immaculately decorative order

Tenure: Freehold EPC Rating: D

# £277,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141054 - 0006

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