



Howard Close, Norwich, NR7 0LE

welcome to

Howard Close, Norwich

This established 4 bedroom detached house has just been remodelled and refurbished by the vendor. The main house has been completely reroofed with new cast iron effect deepflow gutters, rewired and there is a completely new central heating system. All the windows and doors are new also.



Entrance Hall

Stairs to first floor and radiator.

Cloakroom

Vanity unit with inset wash hand basin, wc, tiled splashbacks and window to front aspect.

Lounge

15' 5" x 13' 11" (4.70m x 4.24m)

Impressive double aspect room with windows to front & side aspect, feature fireplace and understairs storage cupboard.

Kitchen/ Dining Room

24' x 11' 4" (7.32m x 3.45m)

Stunning refitted range of comprehensive eye & base level kitchen units, fitted work surfaces, ceiling mounted extraction unit, fitted upstands, inset sink unit, built in hob, built in double oven, built in eye level microwave, built in dishwasher, space for a USA style fridge/ freezer, UPVC double doors to garden and UPVC window to side aspect.

Utility Area

Further inset sink unit, space for tumble dryer, space for washing machine, larder style storage unit and further storage unit.

Home Office/ Spare Room

14' 3" x 7' 9" (4.34m x 2.36m)

Garage conversion with smooth plastered ceiling, radiator, spotlighting and UPVC French doors to garden.

Garden Room

13' 11" x 8' 11" (4.24m x 2.72m)

Freshly redecorated & 'created', double doors to rear garden, radiator, window to side aspect and smooth plastered ceiling.

First Floor Landing

Access to roof space and radiator.

Bedroom One

17' 3" x 15' 10" max (5.26m x 4.83m max)

Windows to front & rear aspects, over bed storage with fitted bedside cabinets, two double fitted wardrobes and door to ensuite:-

Ensuite

Double walk in shower cubicle, electric shower, wash hand basin, wc, ladder radiator, tiled splashbacks and window to rear aspect.

Bedroom Two

14' 8" x 8' 10" (4.47m x 2.69m)

Window to rear aspect and radiator.

Bedroom Three

17' 2" x 8' 9" (5.23m x 2.67m)

Window to front aspect and radiator.

Bedroom Four

11' x 6' 4" (3.35m x 1.93m)

Window to side aspect and radiator.

Family Bathroom

Freestanding slipper bath & claw foot bath, wash hand basin, wc, medicine cabinet, two ladder radiators, window to rear aspect and double walk in shower cubicle.

Exterior

To the front, there is a tarmac drive with well planted shrub beds & borders, mature trees, pebble bed leading in turn to garage.

To the side of the property, there is a uncultivated area ideal for garden kitchen or for further parking.

To the rear, there is a freshly returfed garden with attractive shrub beds & borders with wrap around, freshly laid path with two side patios all in attractive Indian sandstone.

Garage

18' 10" x 8' 1" (5.74m x 2.46m)

Remote control up & over door with wall mounted Viessmann gas fired boiler and hot water cylinder.



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welcome to

Howard Close, Norwich

- Individual four bedroom detached home on a substantial plot
- Study and garden room
- Remodelled and improved by present vendor
- Brand new open plan kitchen/ dining room
- Refitted ensuite, family bathroom & cloakroom
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141605 - 0009

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