

Arnolds | Keys



Edgewater, 9 Bungalow Lane, Norwich, NR7 0SH

Price Guide £650,000

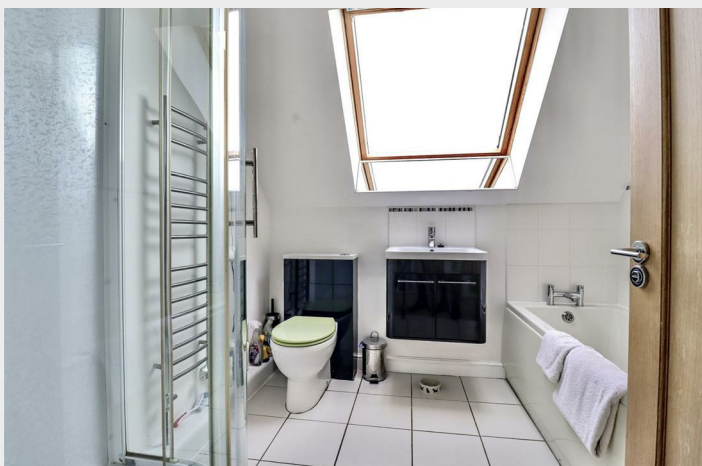
- Quay Headed Mooring
- Private Location
- Three Bedrooms
- Parking
- Open Plan Reception
- Detached Property
- 3.5 Miles from Norwich City Centre
- Balcony
- Stunning River Views
- Freehold

9 Bungalow Lane, Norwich NR7 0SH

This unique detached property is located directly on the waters edge in Thorpe St Andrew. With the added benefit of private Quay Headed Mooring, a Balcony overlooking the River Yare, and located down a private no through road. This property is offered to market with NO ONWARD CHAIN.



Council Tax Band:



EDGEWATER

This unique detached property is located in a private and secluded location on the banks of the River Yare in Thorpe St Andrew. Approached via a private and un-adopted road, and offering parking for multiple vehicles. The property is sat on a plot which offers lawned areas surrounded by recently renewed Quay Headed Mooring. There is a large decking area to the rear and side of the property which is ideally suited to outdoor dining and entertaining.



ACCOMODATION

The ground floor accommodation benefits from an open plan living/kitchen/dining area. With doors out onto the decking, this room is flooded with light. There is hardwood flooring throughout the lounge and tiled flooring in the kitchen. Off the kitchen, is the utility room. Benefitting from ample storage and an external door which leads out to the side of the property.



Upon entering the property, there is a central entrance hall. Giving access to the first floor via the staircase, as well as all reception rooms and the third bedroom. The third bedroom is located on the ground floor with a window overlooking the front aspect. The ground floor also benefits from a WC; with a toilet and hand wash basin.



The first floor comprises two bedrooms as well as a bathroom. The principal bedroom overlooks the rear aspect; benefitting from a vaulted ceiling and floor to ceiling windows which lead onto the balcony. The room has panoramic views over the River Yare. The second bedroom is a generously sized double room overlooking the front aspect. Finally, the first floor accommodation includes the bathroom; a four piece white suite which includes a bath, WC, hand wash basin and corner shower.

AGENTS NOTES

Oil fired central heating with under floor heating throughout the ground floor, Bore hole water supply, treatment plant drainage.
EPC: C



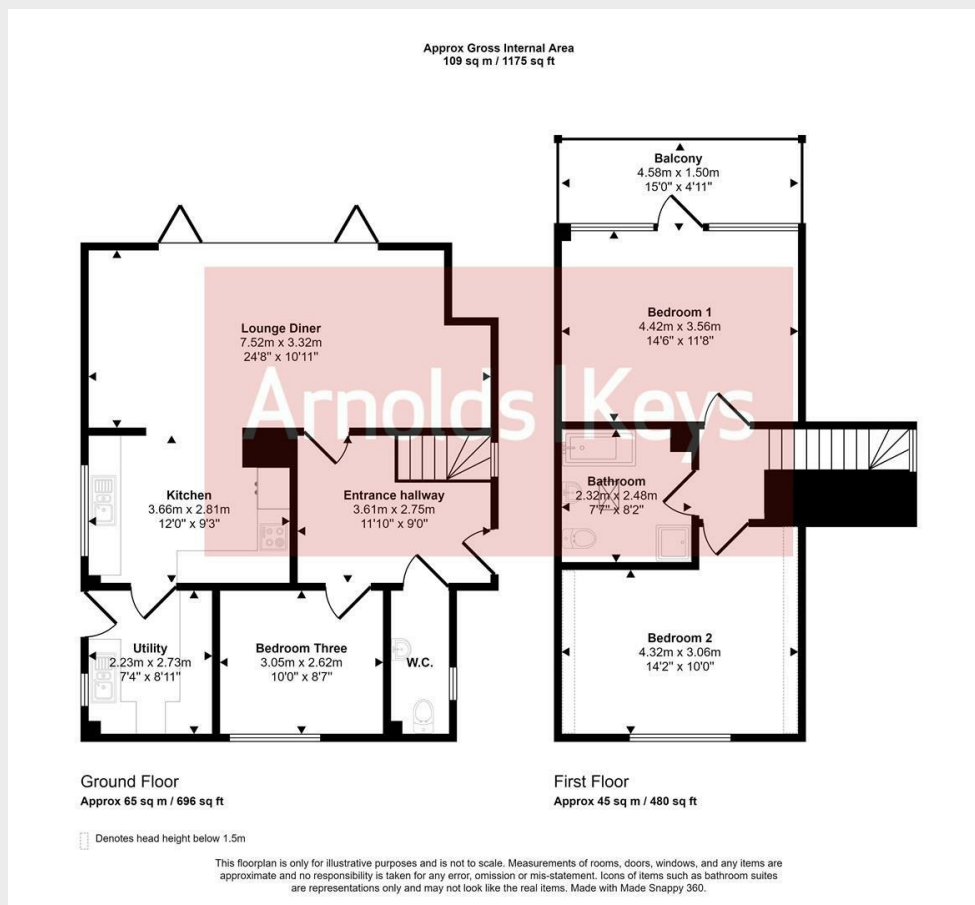


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.