

FREEHOLD



House - Detached

BARLEY CLOSE, NEWTON ST FAITH

Offers In Excess Of

£475,000

FEATURES

- Detached House
- Four Double Beds
- Field Views
- Corner Plot
- Remaining NHBC
- Semi Rural Location
- Three Reception Rooms
- Solar Panels
- Garage
- Beautifully Presented



4 Bedroom House - Detached located in Norwich

Description

Attractive Georgian style family home, positioned at the end of the development with far reaching field views and only one direct neighbouring home. This beautifully presented 'show home' finish detached house offers four double bedrooms with a single garage and gardens to the rear and separate secret side garden. The property was completed in 2022 and has 8 years left of the NHBC remaining. The current owner has made additional upgrades throughout including wooden effect flooring throughout the ground floor, carpets on the first floor and benefits from having solar panels installed making this home efficient to run. The ground floor has three reception rooms and a stunning kitchen dining room as well as a utility room and W.C. Upstairs are four double bedrooms with built in wardrobes to bedrooms one and two. The master bedroom has an en-suite shower room as well as bedrooms two and three having a linked en-suite shower room Jack and Jill style with internal locks to both bedrooms. In addition, there is a separate family bathroom. The property is immaculately presented throughout and would make an ideal long term family home for the new buyer.

Entrance Hall

Wooden effect flooring, radiator, stairs to first floor and doors to:

Study

6'3" x 6'

Cupboard, wooden effect flooring, radiator and window to front.

Dining Room

10'8" x 9'7"

Wooden effect flooring, radiator and window to front.

Sitting Room

15'8" x 13'6"

Wooden effect flooring, radiator, two windows to rear and double doors to rear.

Kitchen/Diner

14'3" x 12'8"

Fitted with a range of shaker style base and wall units with wooden style work tops and splash backs, inset spot lights, built in double oven, dishwasher and fridge freezer, boiler housed in cupboard, electric hob with extractor over, lights fitted under wall units, stainless steel one and a half sink and drainer unit, wooden effect flooring, two windows and double doors to rear.

Utility Room

Fitted with base units, spaces for washing machine and tumble dryer, stainless steel sink and drainer, wooden effect flooring, doors to:

W.C

Wooden effect flooring, radiator, low level W.C, wall mounted wash basin, tiled splash back and window to side.

First Floor

First Floor Landing

Cupboard and doors to:

Bedroom

10'7" x 12'11"

With fitted wardrobes, radiator, window to rear and door to:

En-Suite

Fitted with a shower, low level W.C and floating wash hand basin, heated towel rail, splash back and window to rear.

Bedroom

9'10" x 11'6"

With built in wardrobes, radiator, window to front and door to:

En Suite (Jack and Jill)

Built in shower, low level W.C and floating wash basin, heated towel rail, wooden effect flooring, window to front and door to bedroom opposite (both with internal locking doors).

Bedroom

9'9" x 9'6"

Radiator and window to front.

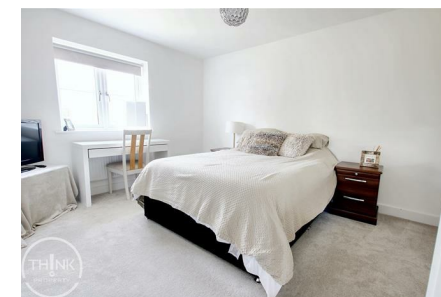
Bedroom

9'3" x 9'9"

Radiator and window to rear.

Family Bathroom

Fitted with a panelled bath, low level W.C and floating wash hand basin, wooden effect flooring, heated towel rail and windows to rear.





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Front

The front of the property is accessed via a brick weave drive

Rear Garden

Mainly laid to lawn with a patio area, there is access to the front via a side gate, access to the garage via a side door and far reaching views over farmland.

Side Garden

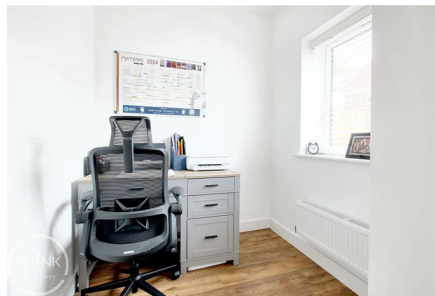
Accessible via a side gate at the front of the property, the discreet side gardens are laid to lawn and would be ideal for a children's play area and washing as they are separate from the main rear gardens and retain a good degree of privacy.

Garage

With an up and over door, power and light and a personal door to the side which gives access to the rear garden.

Agents Note

There is an annual maintenance charge of £145.

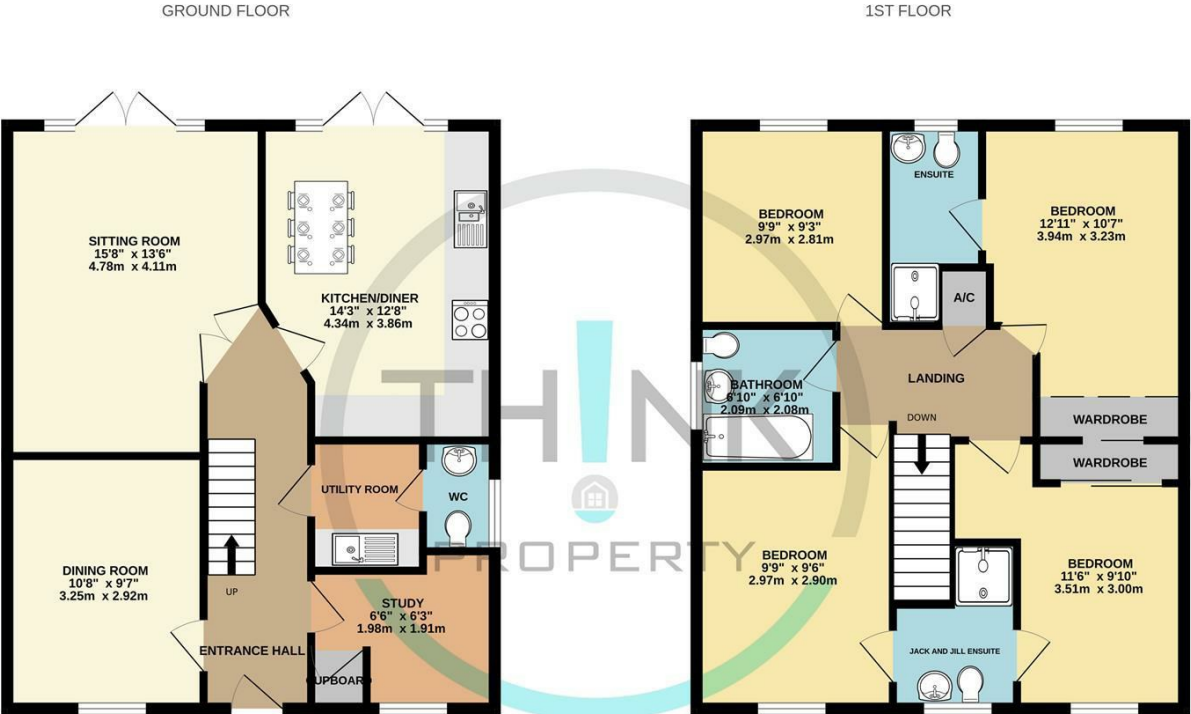


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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	96	97
	EU Directive 2002/91/EC	

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