



## PASTON ROAD NORWICH, NR11 8BN

£375,000  
FREEHOLD

This spacious 3 bed end terrace is situated just a short distance from the village centre and very close to the sea front and beach. It has mature gardens and an artists studio.

  
**HENLEYS**  
Residential Sales & Lettings

# PASTON ROAD

- 3 bedrooms
- 3 reception rooms
- Spacious garage
- Parking for two cars
- Close to the beach
- Mature gardens



## FIRST IMPRESSIONS

To the front of the property are two parking spaces and a walled garden with mature shrubs, a shingled area and flower beds. A door opens into an entrance porch and a further glazed door opens into the ground floor hall.

## HALLWAY

From the front porch, a further door opens in to the front hall. From the hall, glazed doors open to the study, the snug and the kitchen/dining room. A further door opens to an under stairs storage cupboard.

## STUDY

Glazed to the front aspect with fitted shelving and a door to the utility room.

## SNUG

Glazed to the front aspect with an open fire and brick surround and hearth.

## KITCHEN/DINING ROOM

Glazed to the rear aspect with a range of base and wall units with worktops over. Inset double sink and draining board. Built-in electric double oven and grill. A door opens to the rear hall.

## REAR HALL

From the hall a door open to a WC, doorway to the utility room and further door to the rear lobby. Stairs rise to the first floor. Storage cupboard.

## UTILITY ROOM

Glazed to the rear aspect with a counter and space below for a washing machine.

## REAR LOBBY

From the rear lobby a door opens to the rear garden.

## FIRST FLOOR LANDING

From the first floor landing, doors open to the three bedrooms, the lounge, the bathroom and shower room.

## LOUNGE

Double glazed window to the rear aspect and twin Velux skylights to the front aspect.

## BEDROOMS

There are three double bedrooms on this floor.

## BATHROOM

Bath and wash hand basin. Built-in storage cupboards.

## SHOWER ROOM

Shower cubicle, WC and wash hand basin.

## REAR GARDEN

The rear garden is stocked with mature shrubs, flower beds and vegetable beds. To one side is an artists studio/workshop.

## GARAGE

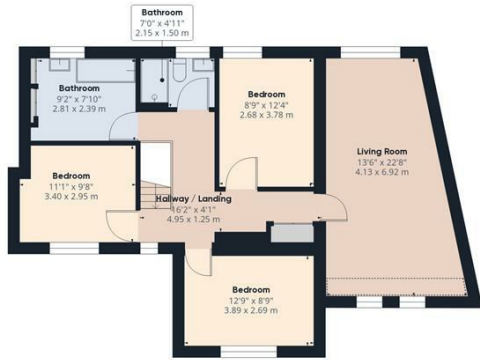
The garage has double doors to the front and rear, lighting and power points and is currently used as an artists studio.

# 22 PASTON ROAD





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1608.89 ft<sup>2</sup>  
149.47 m<sup>2</sup>

**Reduced headroom**

81.47 ft<sup>2</sup>  
7.57 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	