



Sarah West Close, Norwich NR2 2TE

welcome to

Sarah West Close, Norwich

Flexible living accommodation in the heart of the Golden Triangle and within walking distance of local facilities and amenities that benefits from driveway and garage parking with well presented enclosed rear garden



Entrance Hall

Composite door to front aspect, tiled flooring, under stairs cupboard housing electric meter and consumer unit, radiator, doors to integral garage, wc, utility room and bedroom three, stairs to first floor accommodation.

Wc

Suite comprising low level wc, wash hand basin, tiled floor, extractor fan, radiator.

Utility Room

7' 5" x 6' 5" (2.26m x 1.96m)

Fitted with a range of base units, work surfaces over, inset stainless steel sink and drainer, plumbing and space for washing machine, gas fired central heating boiler, tiled floor, radiator, door to rear aspect leading to garden.

Bedroom Three

11' narrowing to 9' 4" x 8' 4" (3.35m narrowing to 2.84m x 2.54m)

Double glazed french doors to rear aspect leading to garden, laminate flooring, built in wardrobes, radiator.

Landing

Stairs from entrance hall to first floor landing, radiator, door to kitchen / breakfast room, stairs to second floor landing.

Kitchen / Breakfast Room

11' 2" narrowing to 6' 9" x 15' 3" (3.40m narrowing to 2.06m x 4.65m)

Double glazed windows to rear aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, gas hob and electric oven with stainless steel sink and drainer, integrated dishwasher, integrated fridge / freezer, extractor fan, engineered wood floor, radiator, double doors to dining area;

Dining Area

7' 3" x 8' 7" (2.21m x 2.62m)

Engineered wood floor, radiator, open plan to lounge;

Lounge

9' 9" x 15' 4" (2.97m x 4.67m)

Double glazed window to front aspect, double glazed french doors to balcony, engineered wood floor, radiators.

Landing

Stairs from first floor landing to second floor landing, airing cupboard housing pressurised cylinder, doors to both second floor bedrooms and family bathroom.

Bedroom One

10' x 13' 4" (3.05m x 4.06m)

Double glazed windows to front aspect, double built in wardrobe, radiator, door to en suite;

En Suite

Suite comprising shower cubicle with mains fed shower, pedestal sink, low level wc, shaver point, extractor fan, radiator.

Bedroom Two

11' 9" narrowing to 11' 2" x 8' 7" (3.58m narrowing to 3.40m x 2.62m)

Double glazed window to rear aspect, double built in wardrobe, radiator.

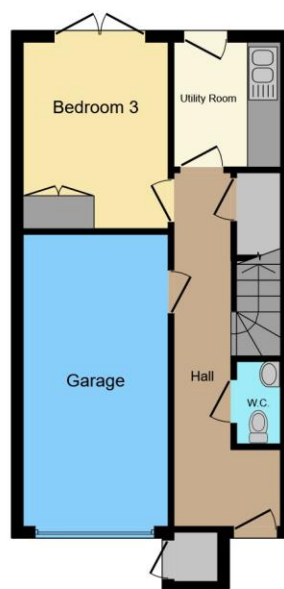
External

The property is approached via a brick weave open plan driveway leading to the front door with the advantage of an integral garage providing additional parking. To the rear there is a low maintenance patio garden which is fully enclosed and offers an access gate to the side.

Integral Garage

17' 4" x 8' 3" (5.28m x 2.51m)

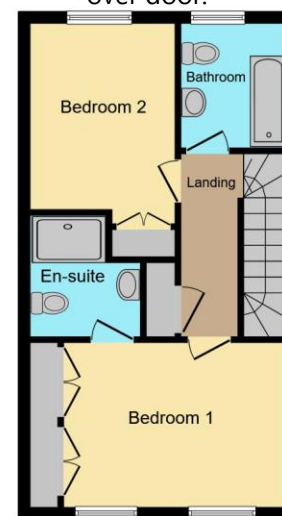
Benefiting from power, lighting, bin store and up and over door.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Sarah West Close, Norwich

- END THREE STOREY TOWNHOUSE
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- OPEN PLAN LIVING ACCOMMODATION
- WC, FAMILY BATHROOM AND EN SUITE

Tenure: Freehold EPC Rating: C

offers over

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106410 - 0002

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