



Caroline Court, NORWICH NR4 7EJ

welcome to

Caroline Court, NORWICH

GUIDE PRICE £400,000-£425,000 Presenting to the market this light and contemporary designed linked detached bungalow in cul de sac location in convenient south / west city location close to Eaton Park and the University of East Anglia.



Entrance

UPVC double glazed door to front aspect;

Kitchen / Dining Room

18' 5" x 12' 9" (5.61m x 3.89m)

Leading from the entrance the kitchen / dining room offers an open plan space with the kitchen area offering a fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset one and a half bowl sink unit and drainer with mixer tap, tiled splash back, separate island, electric oven, gas hob, extractor fan over, plumbing and space for washing machine, integrated dishwasher, space for fridge / freezer, spacious storage cupboard housing gas fired central heating boiler, luxury LVT flooring, radiator, UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect overlooking the courtyard garden, door to living room;

Living Room

16' 3" x 14' (4.95m x 4.27m)

Leading from the kitchen / dining room a light filled reception room with vaulted ceilings that offers UPVC double glazed bi-fold doors opening onto the internal courtyard garden, radiator, door to inner hallway;

Inner Hallway

Door from living room, loft access, radiator, double glazed composite door to rear aspect leading to rear garden, doors leading to both bedrooms and bathroom;

Bedroom One

14' 4" x 9' 4" (4.37m x 2.84m)

Double bedroom with UPVC double glazed window front aspect overlooking the internal courtyard garden, radiator.

Bedroom Two

10' 6" x 8' 4" (3.20m x 2.54m)

Double bedroom with full width UPVC double glazed window to rear aspect overlooking the rear landscaped garden, radiator.

Bathroom

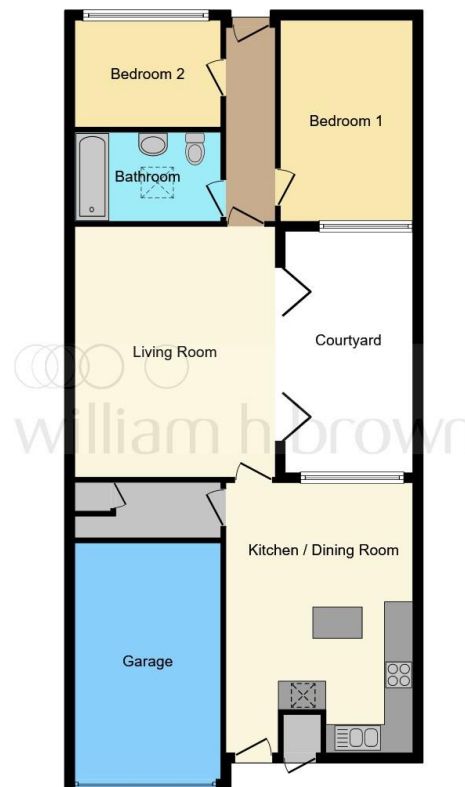
Modern suite comprising 'P' shaped paneled bath with mains fed shower over, glass screen, low level WC, pedestal sink with tiled splash back, part tiled walls, Velux roof light, tiled flooring, part tiled walls, radiator.

External

The property is approached via a short driveway providing access to the single garage with up and over door and a pathway leading to the front door. To the front there is a seating area with low maintenance garden and shrub beds.

Leading from the living room the property offers a private and secluded internal courtyard laid to patio, perfect for al fresco dining.

The rear garden is gracefully presented with mature flower beds and shrub borders with low maintenance patio and seating area.



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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Caroline Court, NORWICH

- GUIDE PRICE £400,000 - £425,000
- LINKED DETACHED BUNGALOW
- OPEN PLAN KITCHEN / DINING ROOM WITH VIEWS ONTO THE INTERNAL COURTYARD
- SITUATED IN A LEAFY CUL DE SAC TO THE SOUTH WEST OF NORWICH CITY CENTRE
- AWARD WINNING ACOLADE FOR ARCHITECTURE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106820 - 0004

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