



St. Mildreds Road, NORWICH NR5 8RS

welcome to

St. Mildreds Road, NORWICH

GUIDE PRICE £300,000-£325,000 - A TRULY REMARKABLE EXAMPLE OF FINE CRAFTSMANSHIP AWAITS Located in requested west city location close to UEA this family home offers DRIVEWAY PARKING (EV CHARGING POINT) HOME OFFICE AND GARDEN ROOM!



Entrance Porch

Composite door to front aspect, double glazed window to side, Velux roof window, tiled floor, door to entrance hall;

Entrance Hall

Composite door to entrance door to entrance porch, tiled floor, under stair cupboard, radiator, door to kitchen, stairs to first floor landing.

Kitchen

8' 6" x 21' (2.59m x 6.40m)

Grandeur kitchen fitted with a comprehensive range of wall and base units, block wood work surfaces over, inset ceramic sink, integrated fridge / freezer, double oven, induction hob, built in coffee machine, fitted bin storage, Karndean flooring, cupboard housing gas fired central boiler, vertical radiator, open plan to conservatory / dining area, pocket door leading to lounge.

Conservatory / Dining Room

7' 3" x 7' 2" (2.21m x 2.18m)

Open plan dining area leading from kitchen with roof lantern, double glazed windows to rear aspect with fitted shutters, Karndean flooring, under floor heating, double glazed french windows to side aspect leading to garden.

Lounge

11' 3" x 12' 9" (3.43m x 3.89m)

Double glazed windows to front aspect with fitted shutters, Karndean flooring, built in home entertainment (details tbc) vertical column radiator.

Landing

Double glazed window on landing, stairs leading from entrance hall to first floor landing, radiator, doors to all bedrooms and bathroom.

Bedroom One

12' max x 12' max (3.66m max x 3.66m max)

Double glazed window to front aspect, built in cupboard housing pressurised cylinder, radiator.

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

Double glazed window to front aspect, built in cupboard housing pressurised cylinder, radiator.

Bedroom Three

9' x 8' 6" max (2.74m x 2.59m max)

Double glazed window to front aspect, built in bed and furniture, feature lighting, radiator.

Bathroom

Double glazed window to rear aspect, modern white suite comprising bath with mixer tap, mains fed shower over, vanity sink unit, low level wc with concealed cistern, shaver point, fully tiled walls, heated towel rail.

External

The property is approached via a brick weave driveway providing off road parking and access to the property. To the front there is a low level brick wall to the front and the advantage of an electric car charging point. To the rear there is a landscaped garden that benefits from a garden room fitted out with kitchen, bar and hot tub which opens out onto a brick weave garden providing areas for al fresco dining and entertaining. For business use the property benefits from a home office which is insulated with separate power heating and electric supply whilst completing the gardens a covered outdoor store and outside wc.

Agents Note

The Hot Tub is not included in the sale price, buyers may enquire purchasing the Hot Tub separately.



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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St. Mildreds Road, NORWICH

- GUIDE PRICE £300,000-£325,000
- SEMI DETACHED HOME LOCATED IN PROMINENT WEST CITY LOCATION
- THREE BEDROOMS LOCATED OFF LANDING
- LANDSCAPED EXTERIOR WITH DRIVEWAY PARKING & ELECTRIC CAR CHARGING POINT /
- HOME OFFICE / GARDEN ROOM / OUTSIDE STORE AND WC

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

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106884 - 0002

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