



Billing Close, Norwich, NR6 7EL

Offers In Excess Of £325,000

- DETACHED FAMILY HOUSE
- 17'2" SITTING ROOM
- 12'5" CONSERVATORY
- GAS C/H & UPVC DOUBLE GLAZING
- WELL TENDED ENCLOSED REAR GARDEN
- 4 BEDROOMS
- 18'0" KITCHEN/DINING ROOM
- CLOAKROOM + FAMILY BATHROOM
- DRIVEWAY
- CUL DE SAC POSITION

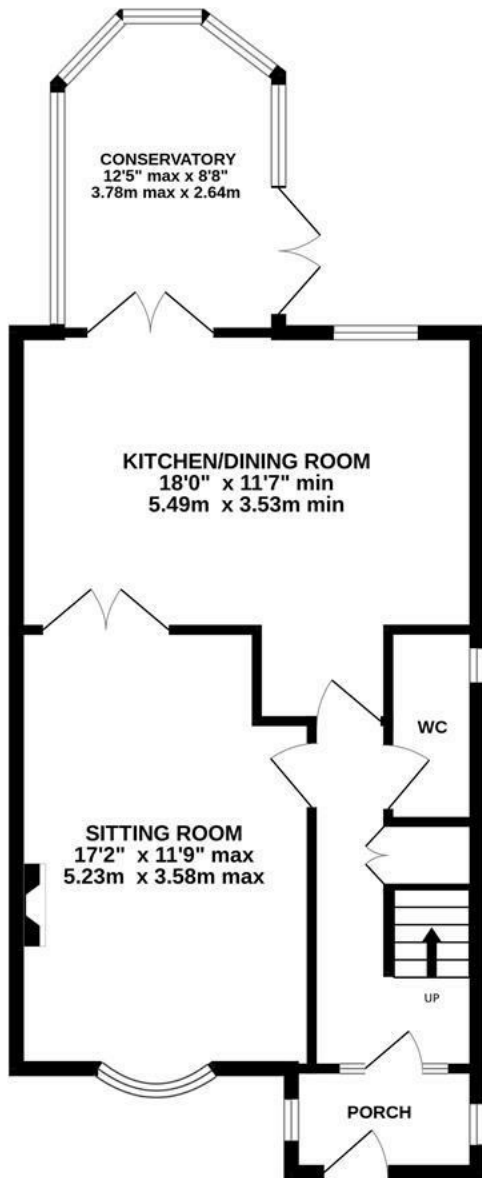
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CUL DE SAC POSITION... This beautifully presented detached family home is positioned at the end of a quiet cul de sac and comes with UPVC double glazing, gas central heating, a driveway providing off road parking and a well tended enclosed garden to the rear. The accommodation consists of an entrance porch, entrance hall, cloakroom, 17'2" bay fronted sitting room, 18'0" kitchen/dining room, 12'5" conservatory, first floor landing, master bedroom with bay window and built in wardrobes, three further bedrooms and a family bathroom.

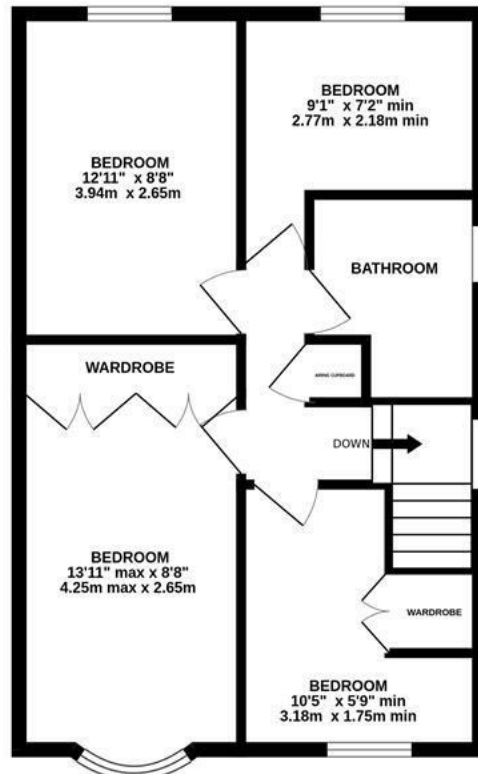
Council Tax Band - C



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



