



## Grove Walk, Norwich, NR1 2QQ

### Offers In Excess Of £500,000

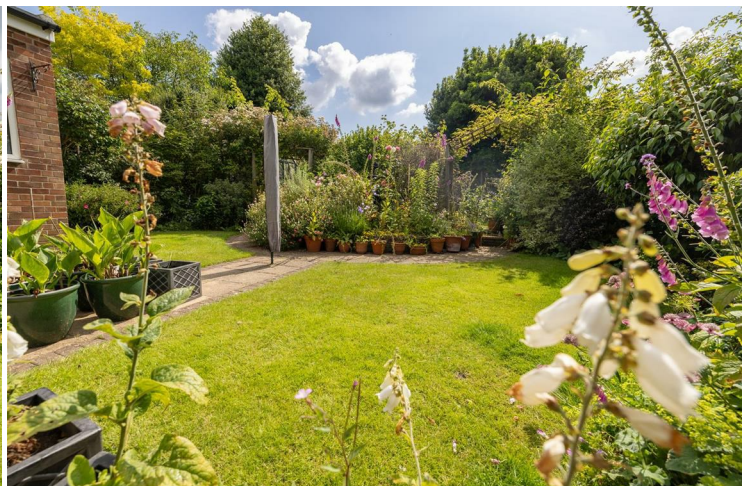
- EXTENDED DETACHED CHALET
- STUDY/THIRD BEDROOM
- RE-FITTED KITCHEN
- GAS C/H & DOUBLE GLAZING
- SINGLE GARAGE, CARPORT & DRIVEWAY
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- GROUND FLOOR BATHROOM + UPSTAIRS WC
- GENEROUS MATURE GARDEN
- HIGHLY SOUGHT AFTER ADDRESS

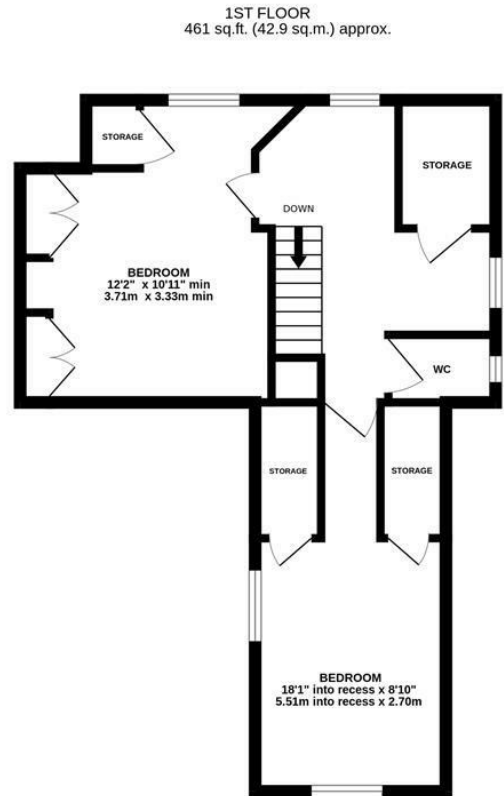
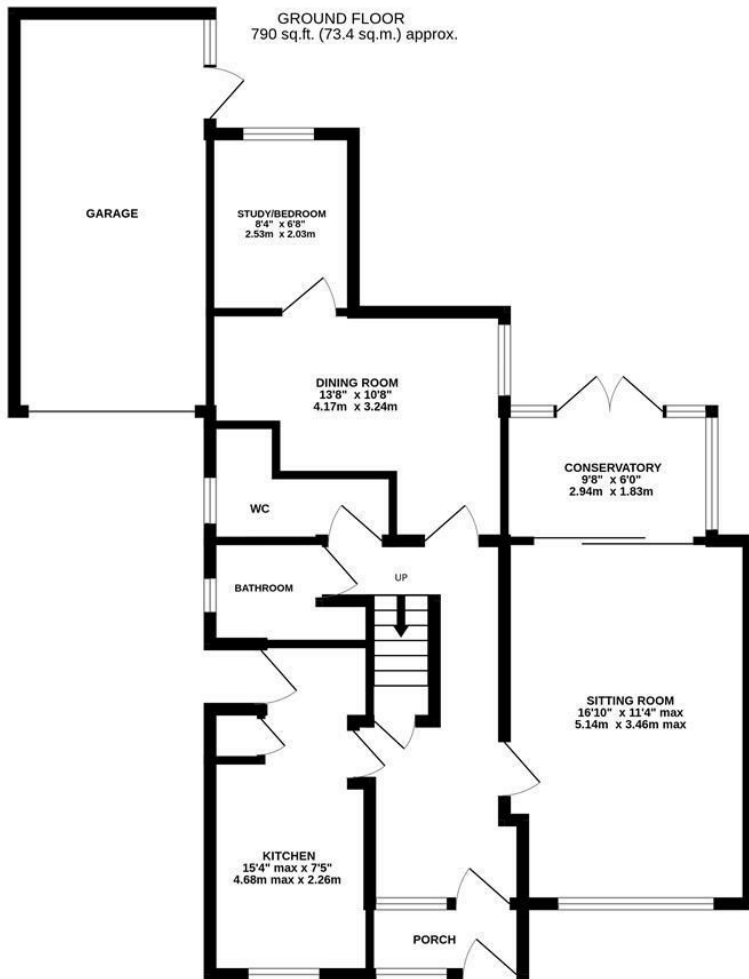
# Grove Walk, Norwich, NR1 2QQ

HIGHLY SOUGHT AFTER ADDRESS WITHIN WALKING DISTANCE OF THE CITY CENTRE...

This extended detached chalet has been in the same ownership since 1972 and boasts a prime postcode within east reach of the city centre and local amenities. The property is being offered with no onward chain and comes with gas fired central heating via a combi boiler, double glazing, a beautiful generous mature garden, single garage, carport and driveway. The accommodation consists of an entrance porch, entrance hall, 16'11" sitting room, conservatory, 15'4" re-fitted kitchen, 13'9" max dining room, study/third bedroom, bathroom and a second WC on the ground floor. This is complimented my two double bedrooms and a third WC upstairs.

Council Tax Band - E





**TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |





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