



**53 Grove Walk, Norwich**

**£495,000 Freehold**



**websters.**



Websters Estate Agents are delighted to offer this rarely available and well presented detached family home set only a short walk to Norwich City Centre. The property comes with no onward chain and an outstanding landscaped rear garden. In brief, the property comprises; lounge, conservatory, dining room, bathroom, two cloakrooms, two double bedrooms, third bedroom / study, modern kitchen, ample off street parking and a tandem double garage.

Council Tax band: E

Tenure: Freehold



- Rarely Available Detached Family Home
- Two Double Bedrooms
- Third Bedroom / Study
- Modern Kitchen
- Family Bathroom And Two Cloakrooms
- Ample Off Street Parking And Tandem Garage
- Close To Norwich City Centre
- Immaculately Presented Private Rear Garden
- Two Further Reception Rooms
- No Onward Chain



### **Porch**

Part obscure uPVC double glazed front door with side window, LVT flooring and obscure glazed door to:

### **Entrance Hall**

Doors to lounge, kitchen, cloakroom, bathroom and dining room, carpeted stairs to the first floor, under stairs storage cupboard, radiator and wooden flooring.

### **Lounge**

17' 8" x 11' 5" (5.39m x 3.49m)

UPVC double glazed window to the front aspect, floor laid to carpet, two radiators coving, gas coal effect fireplace with stone hearth and surround and sliding door to the sun room.

### **Conservatory**

6' 0" x 9' 11" (1.84m x 3.03m)

UPVC double glazed frame with uPVC French double glazed double doors to the rear garden, tiled flooring and a radiator.

### **Dining Room**

10' 11" x 13' 11" (3.32m x 4.25m)

Two uPVC double glazed windows to the rear and side aspects, floor laid to carpet, two radiators and coving.

### **Bedroom Three / Study**

8' 5" x 6' 11" (2.57m x 2.11m)

UPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

### **Cloakroom**

Low set WC, corner wall mounted hand wash basin with tiled splash back, obscure uPVC double glazed window to the side aspect, LVT flooring, radiator and coving.

### **Bathroom**

6' 0" x 6' 9" (1.82m x 2.05m)

Panel bath with shower over and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, extractor fan, heated towel rail, obscure uPVC double glazed window to the side aspect, LVT flooring and coving.

### **Kitchen**

15' 5" x 7' 6" (4.69m x 2.29m)

Modernised space comprising a range of wall and base units with laminate work tops, integrated electric oven, integrated gas hob with extractor fan over, space for under counter fridge, space and plumbing for dish washer and washing machine, inset one and a half bowl composite sink with mixer tap and drainer, tiled splash back, LVT flooring, uPVC double glazed window to the front aspect, radiator, cupboard housing gas boiler and a part obscure uPVC double glazed door to the driveway.

### **Landing**

Doors to two bedrooms and cloakroom, two uPVC double glazed windows to the front and side aspects, eaves storage, radiator, floor laid to carpet and a study nook.

### **Bedroom One**

13' 7" x 13' 6" (4.13m x 4.11m)

Double bedroom with a uPVC double glazed window to the front aspect, two fitted wardrobes, fitted storage cupboard and a built in storage cupboard, radiator, eaves storage, floor laid to carpet and a loft hatch.

### **Bedroom Two**

15' 0" x 8' 11" (4.58m x 2.73m)

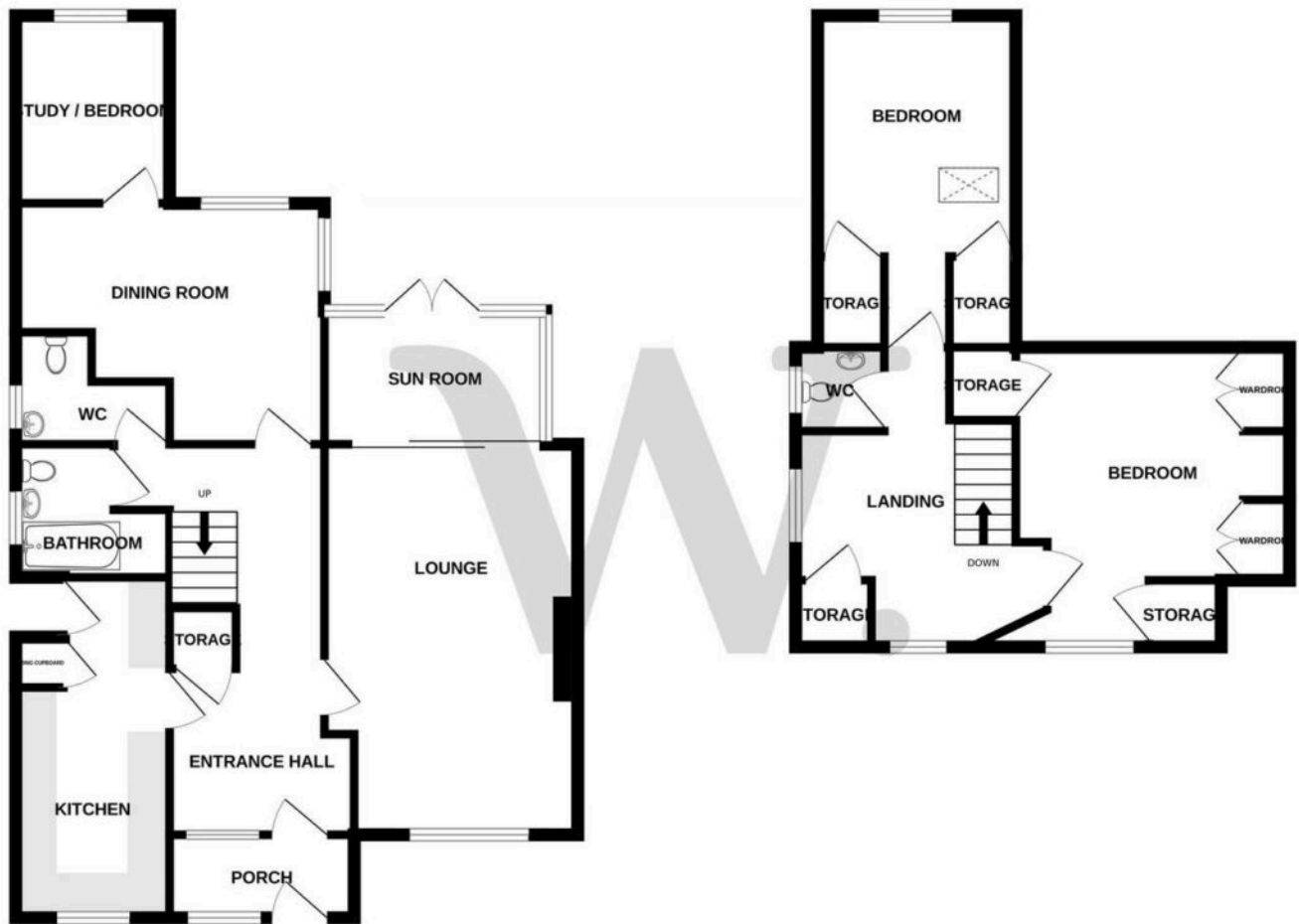
Double bedroom with two large built in storage cupboards, velux window, uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and eaves storage.

### **Cloakroom**

Low set WC, hand wash basin set to vanity with tiled splash back, laminate flooring, eaves storage and an obscure uPVC double glazed window to the side aspect.

GROUND FLOOR

1ST FLOOR



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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