

Ben Allman  
Estate & Letting Agents

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FOR SALE  
01603 555577



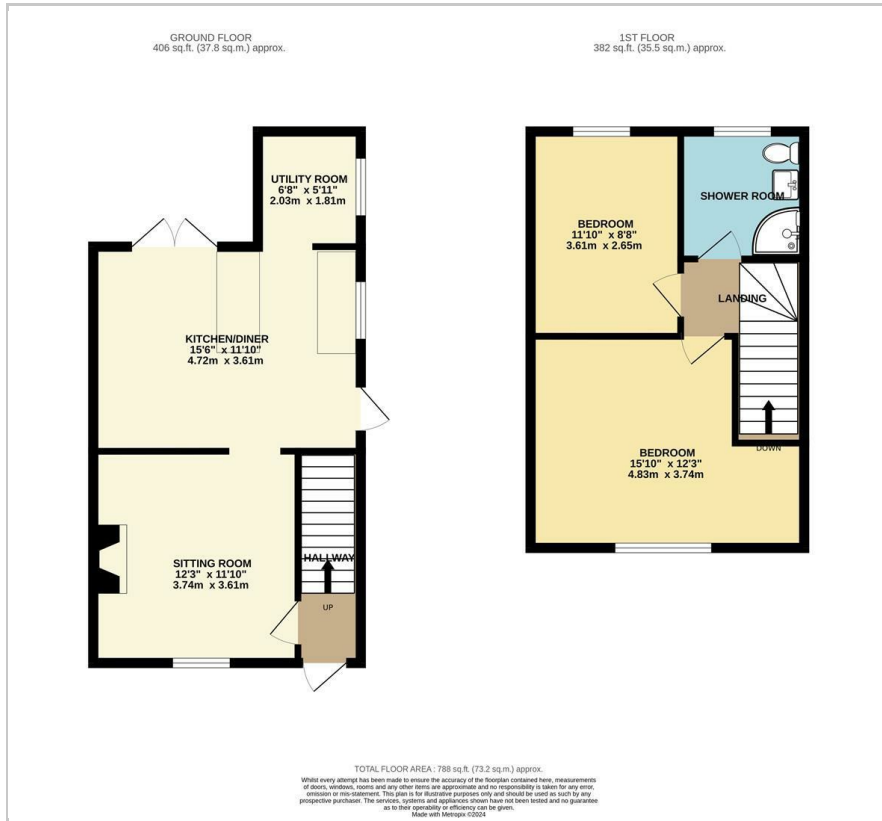
3 Aldryche Road

, Norwich, NR1 4LE

Guide price £250,000



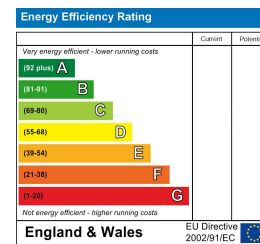
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- High Specification Upgrades Throughout
- Under Floor Heating Throughout
- Driveway For Up To 3 Vehicles
- Double Glazed Windows Throughout
- Excellent Open Plan Kitchen/Dining Room
- Quiet Cul-De-Sac Location
- Great-Size Enclosed Rear Garden



Guide Price £250,000 - £260,000. Tucked away within a quiet cul-de-sac location sits this exemplary 2 bedroom semi-detached house which has been the subject of a complete transformation.

The property has a huge list of improvements to include underfloor heating, engineered oak floors, each room has individual keypad control for underfloor heating as well as the property being re-insulated throughout, re-plastered and re-plumbed. The property boasts USB points, hardwiring and surround sound system to cater for modern day living. The property offers accommodation comprising entrance hall, a stunning lounge, open plan 15ft quality fitted kitchen with built in dishwasher, pull out larder, deep draws, hob and oven and utility room on the ground floor. To the first floor you will find a very spacious master bedroom, a good size bedroom two and luxury off-landing re-fitted shower room. The property boasts off road parking for up to three vehicles and a private west-facing rear garden.



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