

Astley & co



**14 Tulip Gardens
Cringleford
Norwich**

**Price: Guide
Price £330,000**

Information

End Town House arranged over three floors with THREE BEDROOMS with SOUTH FACING GARDEN set in a CORNER PLOT with Outdoor Summer House for either the working from home office or the gym. This property is situated on the south side of Norwich just off the A11 in Cringleford on the new development near to the UEA and the NNUH. Modern new house with open plan living, en-bloc garage and two allocated parking spaces.

These properties are always sought after for landlords, University and Hospital staff.

Comprising Entrance Hall, Cloakroom, Kitchen open plan to Lounge, First floor, Bedroom, Bathroom and Lounge, Second floor, Two Bedrooms and En-suite to Master Bedroom.

Gas Fired Central Heating. Awaiting Energy Performance Rating.

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ESTATE AGENTS

Description

Entrance Hall

Entrance door to hall, door to kitchen, stairs to first floor landing, door to cloakroom

Cloakroom

Window to side, comprising a WC, wall hung basin, radiator, splashback, wall mounted boiler

Kitchen/Lounge 20' 8" x 14' 9" (6.3m x 4.5m)

French doors with glazed side panels overlooking garden, kitchen comprising sink and drainer, built-in appliances, integrated fridge

First Floor Landing

Doors to bedrooms, bathroom and lounge, stairs to second floor

Lounge 14' 9" x 12' 6" (4.5m x 3.8m)

Window to front, radiator

Bedroom 3 12' 6" x 8' 10" (3.8m x 2.7m)

Window to rear, radiator, storage wardrobe

Bathroom

Comprising fitted bath with shower over, WC, hand wash basin, radiator, tiled walls

Second Floor Landing

Doors to both bedrooms and bathroom

Bedroom 1 13' 1" x 9' 2" (4.0m x 2.8m)

Velux windows to front x 2, radiator

Bedroom 2 14' 9" x 10' 6" (4.5m x 3.2m)

Dormer window to front, radiator, wardrobes

En-Bloc Garage

Up and over door

Summary of accommodation

- End Townhouse on Corner Plot
- Three Bedrooms over Three Floors
- Newly Built in 2014
- Outside Garden Room for Office or Gym
- Great Location South of Norwich
- South Facing Garden
- En-Bloc Garage & Two Allocated Parking Spaces

Astley & Co Estate Agents

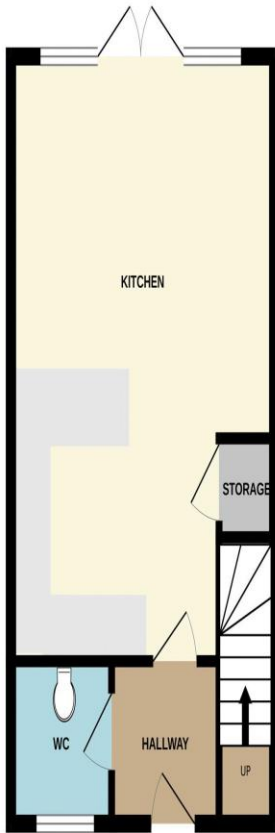
Email: yvonne@astleyandco.com

Website: www.astleyandco.com

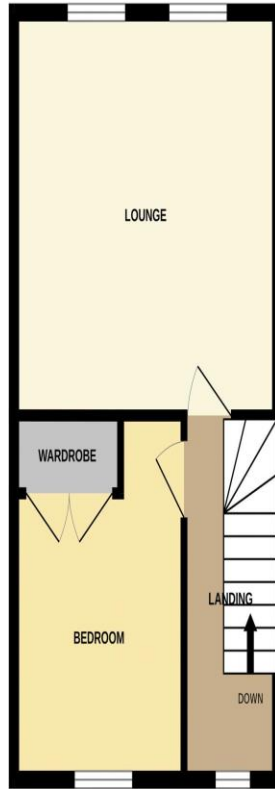
Tel: 01603 415182

Fax:

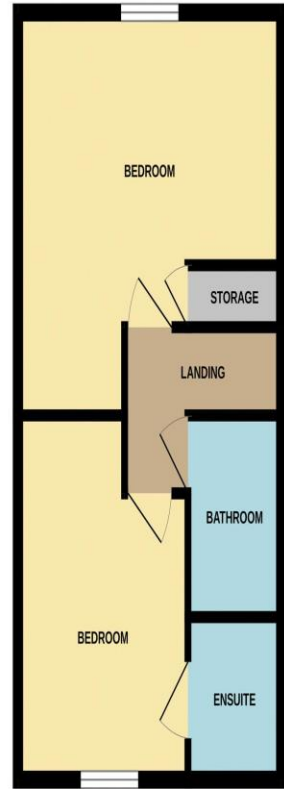
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.2 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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