

Astley & co



**56 Wroxham Road
Norwich**

**Price: Guide Price
£550,000**

Information

Classic and refined for this large detached imposing and well proportioned house situated on the Wroxham Road which has four bedrooms, two reception rooms, kitchen/diner and set in a large plot. Built in the 1920's and owned by a family specialising in antiques this property is steeped in original characterful finishes, fixtures and fittings. The Annex makes up one of the bedrooms and is self contained with separate entrance, ideal for a teenager, elderly relative or could be a home office and study. The Garage is an oversized double garage with great potential to develop and improve. The spacious plot is square shaped and enjoys the most beautiful and established landscaped gardens. Offered with no Onward Chain Gas fired Central Heating. Energy Performance Rating D Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Astley & co cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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ESTATE AGENTS

Description

Sitting Room 16' 0" x 13' 5" (4.88m x 4.09m)

Leaded double glazed bay window to front, feature original style marble fireplace and mantel above, exposed brick fireplace, dado rail, ornate coving, ceiling rose, two double radiators.

Lounge 11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed sliding patio doors to rear, leaded double glazed window to side, feature wooden fireplace and mantel with exposed brick fireplace, ornate coving, three double radiators.

Kitchen/Breakfast Room 16' 0" x 15' 0" (4.88m x 4.57m)

A solid oak bespoke hand built kitchen with a range of matching base and wall units, granite work surfaces over and granite up-stands, gas hob with extractor fan over, eye level double oven, enamel sink drainer unit with mixer tap over, leaded double glazed window to side, exposed brick archway leading to double glazed French doors and double glazed windows to rear, original style panelled wooden door to pantry.

Pantry

Opaque double glazed window to side, work surface, space and plumbing for a washing machine.

First Floor Landing

Original style panel doors to bedrooms 1, 2 and 3, bathroom and separate cloakroom, loft hatch with access to the roof void.

Bedroom 1 14' 11" x 12' 0" (4.55m x 3.66m)

Double glazed window to front, double radiator, built-in wardrobes, door to en-suite shower room.

En-suite

Fully tiled shower cubicle and mains pressure shower.

Bedroom 2 12' 5" x 11' 5" (3.78m x 3.48m)

Double glazed window to rear, double radiator, coving.

Cloakroom

Opaque glazed window to rear, low level WC, half tiled walls..

Bedroom 3 11' 10" x 11' 1" (3.61m x 3.38m)

Double glazed window to rear, fitted bedside cabinets with cupboards above, double radiator, coving, dado rail.

Family Bathroom

Opaque double glazed window to front, p-shaped bath with electric shower over, oversized vanity wash basin with mixer tap over and further fitted cupboards, fully tiled walls, chrome effect towel radiator, extractor fan, coving.

Outside

Brickweave driveway providing off road parking and leading to a double garage, shingled area on both sides with planted borders containing a range of plants, shrubs and trees, gates leading to the rear on either side of the property. The rear garden is mature and well stocked with a patio area and pathway leading to the summerhouse, two wooden storage sheds, Further lawned area and a shingle area, fully enclosed by wood slat fencing and gates either side of the property leading to the front.

Summary of accommodation

- Detached House
-
- Three Bedrooms plus Bedroom / Annex
-
- Two Reception Rooms
- Large Landscaped Gardens
-
- Enormous Double Garage with Potential
-
- Steeped in Original Features

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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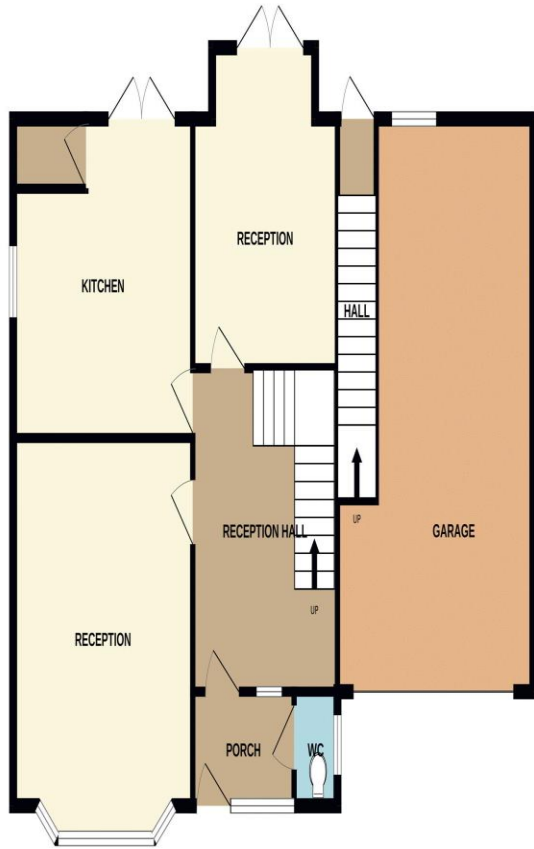
Email: yvonne@astleyandco.com

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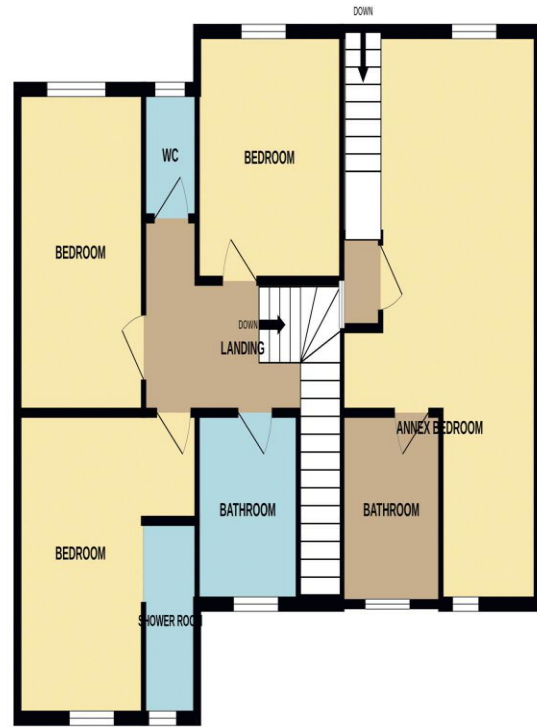
Tel: 01603 415182

Fax:

GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA: 2004 sq.ft. (186.2 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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