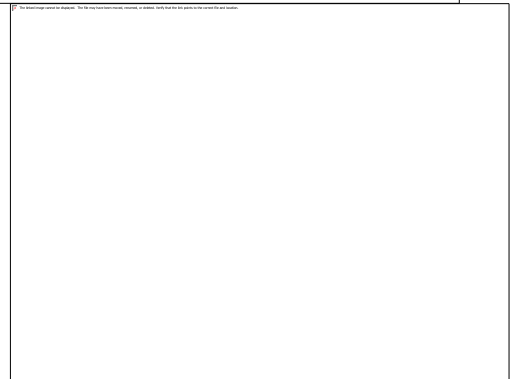
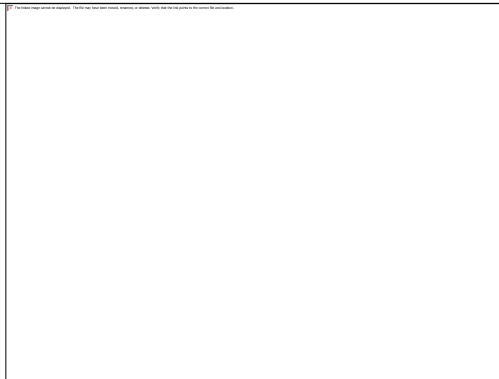
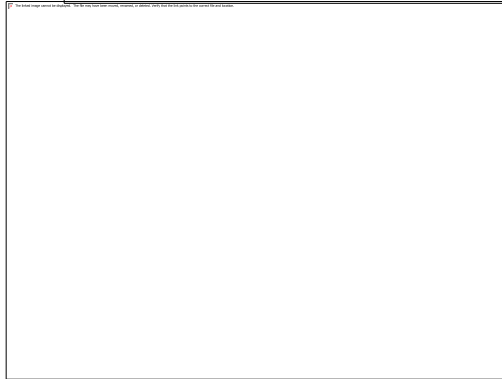


Astley & CO

ESTATE AGENTS



4 Jobie Wood
Close
Sprowston
Norwich

Information

SECLUDED SPOT - Built by Norfolk Homes in 2013 who are a most reputable house builder for this detached house with four bedrooms, master bedroom with ensuite, double aspect lounge, open plan kitchen and dining room.

Set in a great location only foot-steps away from the open Green space and Parkland in Sprowston just off the Wroxham Road and near to the Northern Distributor Route.

The property is established and has been matured with lovely gardens and decorative improvements. Underfloor heating, integral wardrobes to all bedrooms, contemporary and quality bathroom suites, high gloss cream kitchen, hardwearing floors, all the ingredients for practical and low maintenance, and easy living.

Comprising Entrance Hall, Cloakroom, Kitchen / diner, Utility Room, First Floor Landing, Four Bedrooms, Master Bedroom with Ensuite, Family Bathroom, Double Garage, Front and Rear Parking

Price: Guide Price
£380,000

4 Jobie Wood Close, Sprowston

Norwich

Price Guide Price £380,000

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Description

Entrance Hall

Front entrance door, staircase to first floor, under stair storage cupboard, underfloor heating.

Lounge 22' 2" x 10' 9" (6.76m x 3.28m)

Window to front, French doors to the rear garden, under floor heating, TV point, electric fire with surround and hearth.

Kitchen/Diner 22' 2" x 10' 11" (6.76m x 3.33m)

Window to front and rear, comprising a range of base and wall units, 1 1/2 bowl sink unit, work surfaces, tiled splash-backs, built dishwasher, built in fridge freezer, built in stainless steel five ring gas hob with stainless steel cooker hood over, built in double electric oven, underfloor heating, TV point, door to utility room.

Utility room 6' 0" x 5' 8" (1.83m x 1.73m)

Window and door to rear, fitted with base units, sink unit and drainer, work surfaces, tiled splash-backs, plumbing for washing machine, extractor fan, underfloor heating, door to the rear garden.

Cloakroom

Fitted with a two piece white suite comprising WC, pedestal wash basin, underfloor heating, extractor fan.

First Floor Landing

Doors to all bedrooms, loft access, airing cupboard.

Bedroom 1 11' 11" x 11' 0" (3.63m x 3.35m)

Window to front, built in double wardrobe with mirrored doors, radiator, TV point, door to en-suite.

En-suite

Window to front, fitted with a three piece white suite comprising double size shower cubicle, wash basin, WC, towel radiator, extractor fan.

Bedroom 2 11' 3" x 11' 1" (3.43m x 3.38m)

Window to front built in double wardrobe with

Summary of accommodation

- Detached House
- Built by Norfolk Homes 2013
- Four Bedrooms
- Ensuite to Master Bedroom
- Double Garage
- Open Plan Kitchen / Diner & separate
- Utility Room
- Private Plot

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

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