

Astley & co



26 Blaxter Way
Sprowston
Norwich

Price: Guide Price
£280,000

Information

This two-bedroom modern semi-detached house was built by Norfolk Homes to a very high specification with a garage.

The property benefits from triple glazed windows and under floor gas fired central heating to the ground floor with gas central heating radiators to the first floor.

The well-presented accommodation comprises entrance hall, cloakroom, lounge, kitchen/ dining room, first floor landing, two bedrooms, en-suite shower room and bathroom.

There is an enclosed south facing rear garden, garage and driveway parking.

Gas fired central heating. Energy Performance Rating B

26 Blaxter Way, Sprowston

Norwich

Price Guide Price £280,000

Astley & Co
ESTATE AGENTS

Description

Entrance Hall

Front entrance door, tiled flooring, under floor heating, staircase to first floor, central heating thermostat.

Cloakroom

Fitted with a two piece white suite comprising WC, pedestal wash basin with tiled splashback, triple glazed front window, ceiling spotlights, under floor heating, tiled flooring.

Lounge 15' 8" x 11' 5" (4.78m x 3.48m)

Triple glazed front window, TV point, under floor heating, under stair storage cupboard, tiled flooring, opening onto:

Kitchen 14' 6" x 8' 7" (4.42m x 2.62m)

Fitted with a matching range of base wall and drawer units, inset sink unit, granite work surfaces, splash backs, built in electric double oven with induction hob and cooker hood over, built in fridge/freezer, built in dishwasher, built in washing machine, under floor heating, ceiling spotlights, triple glazed rear window and patio doors to the rear garden.

First Floor Landing

Access to loft space, airing cupboard housing gas central heating boiler.

Bedroom 1 12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed front window, built in double wardrobe, radiator.

En-suite

Fitted with a three piece white suite comprising shower cubicle with mains shower, vanity wash basin with cupboard below, WC, tiling, towel radiator, shaver point, ceiling spotlights, double glazed side window.

Bedroom 2 8' 9" x 8' 1" (2.67m x 2.46m)

Double glazed rear window, built in double wardrobe, radiator.

Bathroom

Fitted with a three piece white suite comprising bath with mains shower over, vanity wash basin with cupboard below, WC, tiling, ceiling spotlights, shaver point, extractor fan, towel radiator, uPVC double glazed rear window.

Outside & Garage

To the front of the property there is an access pathway to the front door and to the side there is a driveway which provides off road parking. This leads to the garage which measures 19ft 11in x 9ft 5in has an up and over front door, power light and door to the garden. To the rear of the property there is a lawned garden with a patio, outside tap and outside light. The garden is enclosed by fencing with a side access gate.

Summary of accommodation

- Built by Norfolk Homes
- Semi Detached with Garage
- Two Bedrooms
- En-suite and Bathroom
- Immaculate Presentation
- Under-Floor Heating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Astley & Co Estate Agents

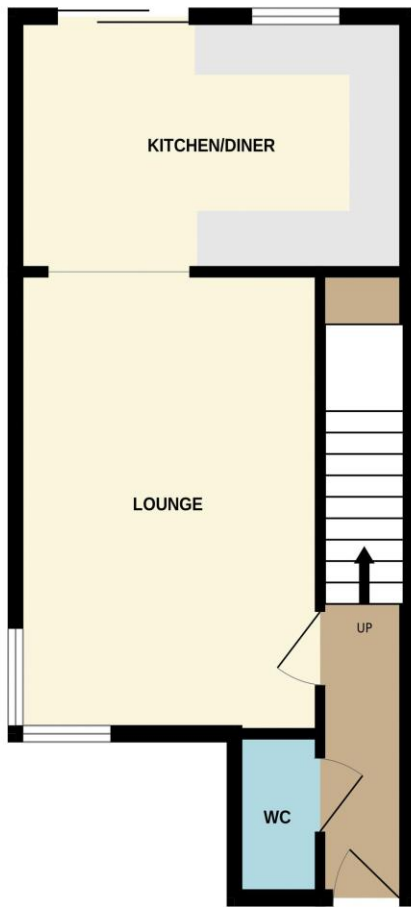
Email: yvonne@astleyandco.com

Website: www.astleyandco.com

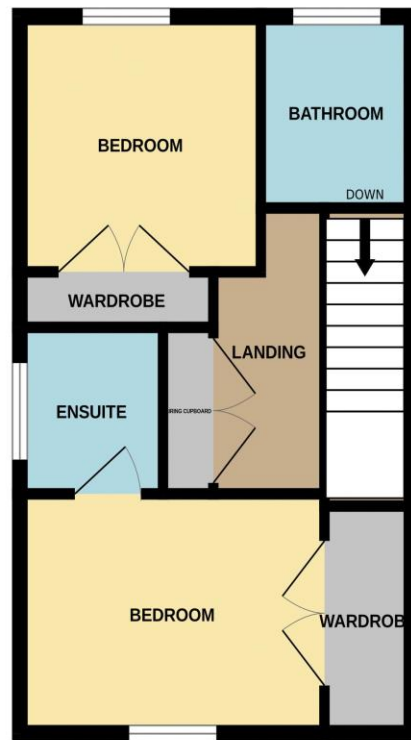
Tel: 01603 415182

Fax:

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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.
Made with Metropix ©2024

