

Astley & co

ESTATE AGENTS



61 Theobald Road
Lakenham
Norwich

Price: Guide Price
£260,000

Information

Brand New Refurbishment for this spacious semi-detached house with three bedrooms with extra large and wide non overlooked garden backing on Woodland with gated access for every dog walker and for the children's giant play area.

This lovely house has been improved and decorated to the highest standard with a lovely new kitchen fitted. The boiler was installed two years ago. There is a downstairs cloakroom and a large spacious utility room.

Offered with no onward chain.

Gas Fired Central Heating. Energy Performance Rating C.

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Description

Entrance Hall

Entrance hall, doors to both the lounge and the sitting room, stairs to the first floor landing

Sitting Room 20' 8" x 10' 6" (6.3m x 3.2m)

Window to front and rear, radiator

Kitchen 12' 2" x 9' 2" (3.7m x 2.8m)

Window to front, comprising a range of base and wall units with fitted work-top, sink and drainer unit, built in oven and electric hob with backsplash, radiator, opening to utility area and downstairs cloakroom

Downstairs Cloakroom

Window to rear, WC

Utility Area

Back door to rear garden, window to rear, access to downstairs cloakroom, cupboard housing boiler, opening to further storage space

First Floor Landing

Doors to all bedrooms, window overlooking rear garden

Bedroom 1 11' 10" x 10' 10" (3.6m x 3.3m)

Window to front, storage cupboard, radiator

Bedroom 2 12' 10" x 9' 2" (3.9m x 2.8m)

Window to rear, radiator

Bedroom 3 8' 10" x 8' 10" (2.7m x 2.7m)

Window to rear, radiator

Wet Room 6' 7" x 5' 11" (2.0m x 1.8m)

Window to rear, specially installed wet room with waterproof floor, electric shower, pedestal wash basin, WC, and radiator

Garden

Good sized garden with gated access to the rear and to the Woodland, mature and established with lots of lovely plants, flowers and shrubs, paved sitting area

Summary of accommodation

- Semi Detached House
- Three Bedrooms
- Excellent Presentation Throughout
- Lovely Mature Garden Backing onto Woodland
- Boiler Installed 2years ago
- Upstairs Wet Room
- Kitchen & Utility & Ample Storage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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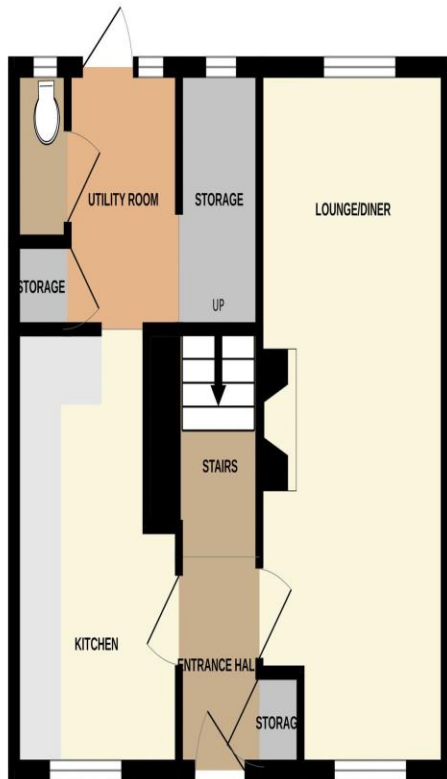
Email: yvonne@astleyandco.com

Website: www.astleyandco.com

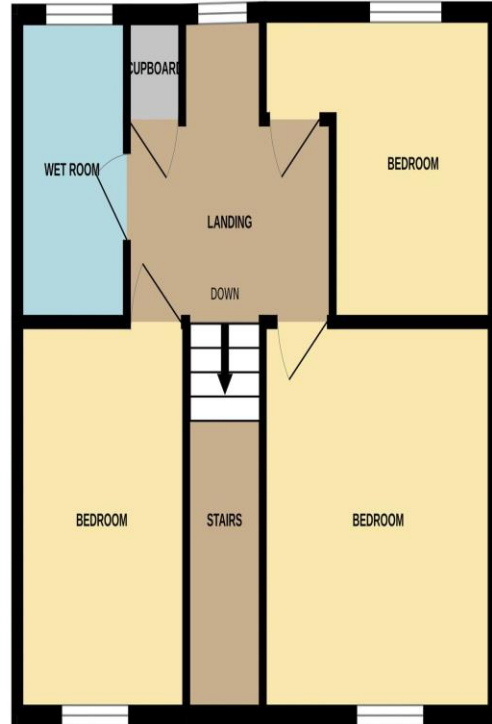
Tel: 01603 415182

Fax:

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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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