

Astley & co



68 Bolton Road
Sprowston
Norwich

Price: £300,000

Information

Modern semi-detached house built in 2018 with three bedrooms, master bedroom with en-suite, lovely presentation throughout and allocated parking spaces. This property is situated in a good location just off Atlantic Avenue with easy access to all major transport routes and the NDR. This lovely home has been well maintained and beautifully presented. The kitchen is classic white and grey. The garden is landscaped and low maintenance. There are two allocated parking spaces.

A very fabulous home for many buyers.

Gas fired central heating. Energy Performance Rating B

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ESTATE AGENTS

Description

Entrance Hall

Door to lounge, door to cloakroom, stairs to first floor, radiator

Cloakroom

Window to front, comprising a WC, wall hung basin, radiator, extractor, splash-back

Lounge 14' 4" x 12' 0" (4.359m x 3.655m)

Window to front, door to kitchen, radiator

Kitchen/Diner 15' 3" x 9' 6" (4.658m x 2.894m)

Window to rear, French doors to rear, comprising a range of base and wall units, cupboard housing wall mounted boiler, space for tall fridge freezer, stainless steel sink and drainer unit, under counter built-in double oven, gas hob, splash-backs, integrated washing machine, radiator

First Floor Landing

Doors to all bedrooms, airing cupboard and bathroom

Bedroom 1 11' 10" x 9' 6" (3.610m x 2.890m)

Window to rear, radiator, door to En-suite

En-suite 6' 4" x 5' 4" (1.942m x 1.630m)

Window to rear, comprising a shower cubicle, WC, pedestal wash basin, radiator, extractor

Bedroom 2 9' 2" x 7' 7" (2.789m x 2.322m)

Window to front, radiator

Bedroom 3 7' 7" x 5' 10" (2.317m x 1.768m)

Window to front, radiator

Bathroom 5' 11" x 6' 1" (1.806m x 1.842m)

Window to side, comprising a fitted bath, WC, pedestal wash basin, radiator, splash-backs, extractor

Garden

Low maintenance garden with lawn, paved sitting space and garden shed.

Summary of accommodation

- Built 2018
- Semi Detached House
- Three Bedrooms
- Master Bedroom with En-suite
- Downstairs Cloakroom
- Two Allocated Parking Spaces

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

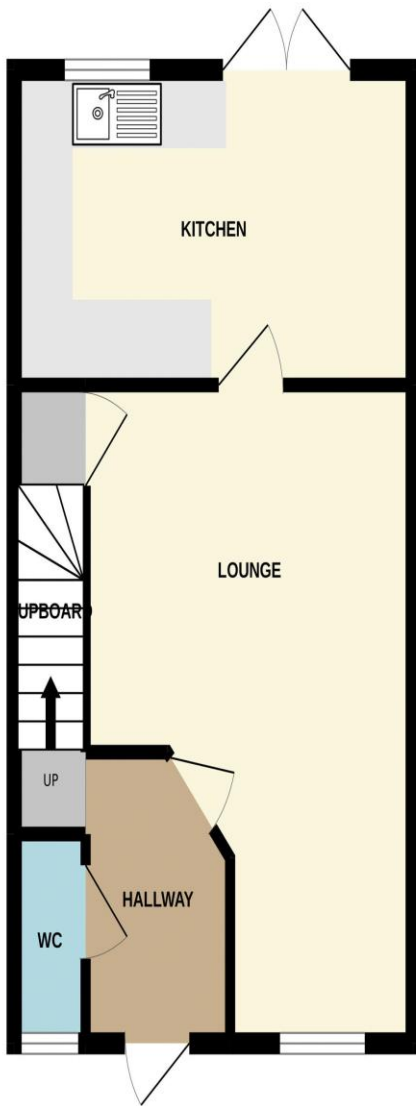
Email: sales@astleyandco.com

Website: www.astleyandco.com

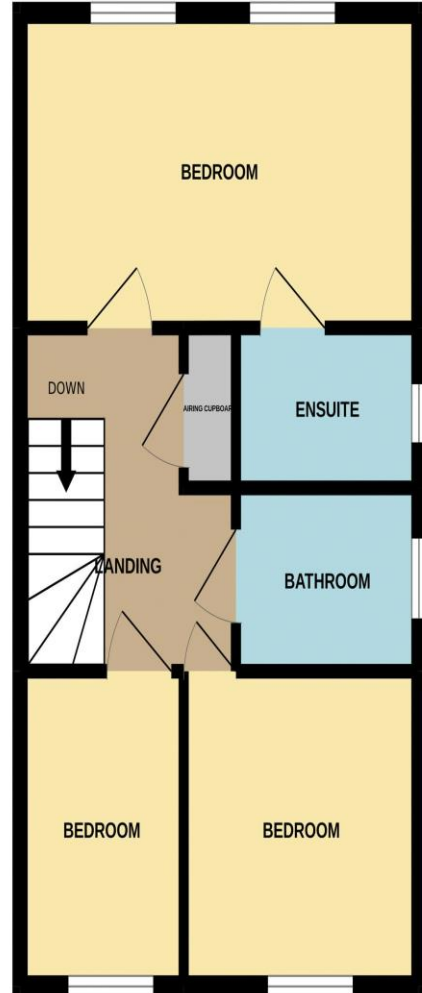
Tel: 01603 415182

Fax:

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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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