

# Astley & co



## 199 Nursery Close Norwich

**Price:** Guide Price  
£220,000

### Information

Cosy semi-detached bungalow with three bedrooms, garden, conservatory and garage situated in the popular spot of Nursery Close in the north suburb of Hellesdon. The current vendor has invested significantly in this property improving, repairing and replacing almost everything, so it feels like brand new. A brand new lean-to style Conservatory.

Newly installed doors and windows throughout. Newly replaced soffits, fascia and guttering. Shiny as a new pin, this bungalow creates lovely living in a great location.

The kitchen is modern and contemporary. The rooms are light bright and airy.

Gas fired central heating and Energy Performance Rating C

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**Astley & CO**  
ESTATE AGENTS

### Description

**Kitchen** 10' 9" x 7' 7" (3.28m x 2.30m)

Window to side, comprising a range of base and wall units with fitted work-top, sink and drainer unit, built in oven, hob, space for washing machine, space for fridge freezer, radiator, splash-backs, door to lounge and bedroom 3 or dining room.

**Bedroom 3 /diner** 7' 5" x 6' 9" (2.25m x 2.05m)

Window to front, radiator

**Living Room** 17' 9" x 10' 4" (5.40m x 3.15m)

Dual aspect windows, door to Conservatory, door to rear lobby, TV point

**Bedroom 2** 9' 5" x 6' 11" (2.86m x 2.12m)

Window to rear, radiator

**Bathroom** 6' 6" x 5' 6" (1.98m x 1.68m)

Window to side, comprising a shower cubicle, pedestal wash basin, WC, heated towel rail, tiled walls

**Conservatory** 11' 2" x 7' 7" (3.4m x 2.3m)

Lean-to style conservatory with door to garden

**Rear Garden**

Enclosed garden with paved area, pots and plants

**Garage**

Garage with access via rear garden.

### Summary of accommodation

- Semi Detached Bungalow
- Three Bedrooms
- Conservatory
- New Windows & Doors
- New Soffits, Fascia's and Guttering
- Lovely Cosy Bungalow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Astley & Co Estate Agents

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