

Astley & Co.
Independent Estate Agents

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**5 Glenburn Court
Sprowston
Norwich**

Price:
£275,000

Information

Lovely Family Home in Sprowston! Offered with no onward chain, this 3 bed house with integral garage and driveway parking will appeal to families, and is situated close to a good range of local amenities including schooling for all ages, Doctors surgeries and supermarkets.

Easy access to Norwich City Centre.

Comprising: Entrance Porch, Hallway, Dual Aspect Lounge/Diner, Kitchen, Three Bedrooms and Family Bathroom. Outside is an Integral Garage and Driveway Parking, and an Enclosed Rear Garden.

Energy Performance Rating C

Description

Entrance Porch

Brick built entrance porch.

Hallway

Doors to lounge/diner and kitchen. Stairs leading to first floor landing.

Lounge / Diner 23' 5" x 10' 11" (7.130m x 3.325m)

Lovely, bright dual aspect room with wooden flooring, radiator x 2.

Kitchen / Breakfast Room 11' 0" x 8' 3" (3.352m x 2.522m)

Range of fitted wood effect base and wall units, built-in double oven, sink with mixer tap, tiled splash backs and tiled floor. Window to rear aspect and door to rear garden.

Bedroom 1 12' 6" x 9' 7" (3.8m x 2.93m)

Window to front aspect, fitted carpet, radiator.

Bedroom 2 11' 2" x 9' 7" (3.4m x 2.923m)

Window to rear aspect, fitted carpet, radiator.

Bedroom 3 9' 9" x 9' 0" (2.97m x 2.75m)

Window to front aspect, fitted carpet, radiator.

Family Bathroom

Comprising shower cubicle, pedestal wash basin, tiled walls and tiled floor. Heated towel rail, boiler, window to rear aspect.

Separate W.C.

Outside

Integral garage with driveway parking. Enclosed rear garden.

Summary of accommodation

- **Family Home in Sprowston**
- **Three Bedrooms**
- **Integral Garage and Driveway Parking**
- **Enclosed Rear Garden**
- **Gas Central Heating**
- **Close Local Amenities**

Energy Performance Certificate



5, Glenburn Court, NORWICH, NR7 8DR

Dwelling type: end-terrace house
Date of assessment: 04 April 2016
Date of certificate: 04 April 2016

Reference number: 0948-3002-7294-4536-7990
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

Use this document to:

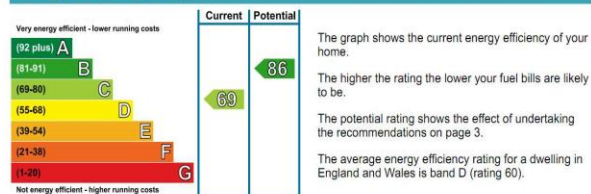
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,205
Over 3 years you could save	£ 459

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 156 over 3 years	
Heating	£ 1,605 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 321 over 3 years	£ 216 over 3 years	
Totals	£ 2,205	£ 1,746	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 132	
2 Low energy lighting for all fixed outlets	£40	£ 108	
3 Solar water heating	£4,000 - £6,000	£ 108	

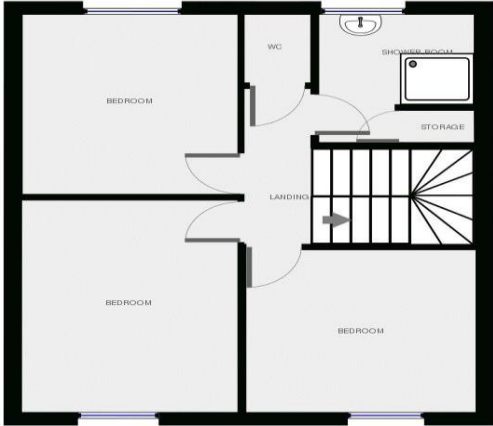
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Ground Floor



1st Floor



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