

Astley & co

ESTATE AGENTS



16 Coot Drive
Sprowston
Norwich

Price: Guide
Price £178,000

Information

Hopkins Homes built in 2017 for this GROUND FLOOR FLAT with TWO BEDROOMS and TWO BATHROOMS.

This lovely flat has an unusual layout promoting lots of natural light and feeling of spaciousness.

The kitchen sits at an interesting diagonal and open plan to the lounge, much more stylish than a long corridor effect. The second bedroom also sits to an angle creating a more private second bedroom. New carpets recently laid.

Service Charge £1460 per year. Length of Lease 99years Gas Fired Central Heating. Energy Performance Rating B

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Description

Door Entry System

Entrance Hall

Doors to lounge, bedrooms x 2 and family bathroom, storage cupboard

Lounge/Diner 18' 3" x 10' 6" (5.56m x 3.2m)

Dual aspect window to front, open plan to lounge, radiator x 2

Kitchen 10' 9" x 9' 8" (3.275m x 2.939m)

Window to front, comprising a range of base and wall units with sink and drainer, built-in oven, gas hob, integrated appliances including fridge, freezer, washing machine and dishwasher, tiled splash-back

Family Bathroom 7' 3" x 7' 3" (2.2m x 2.2m)

Comprising a bath, WC, pedestal wash basin, tiled splashback, radiator

Bedroom 1 12' 3" x 10' 10" (3.743m x 3.313m)

Window to side, radiator, fitted wardrobes, door to En-suite

En-suite

Window to side, comprising a walk-in shower, WC, pedestal wash basin, tiled splashback, radiator

Bedroom 2 13' 9" x 8' 10" (4.180m x 2.680m)

Window to side, radiator

Allocated Parking

Summary of accommodation

- Ground Floor Flat
- Two Bedrooms
- No Onward Chain
- Allocated Parking
- Length of Lease 99 years
- Service Charge £1460 per year

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

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Email: yvonne@astleyandco.com

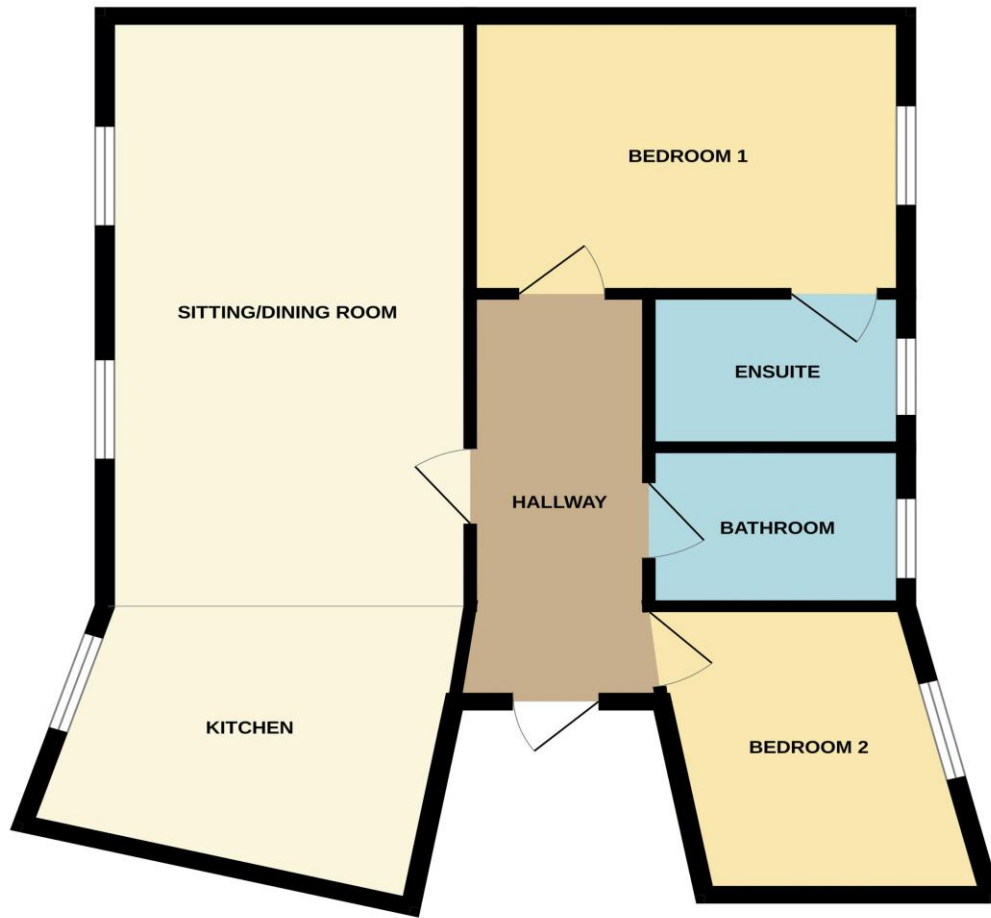
Website: www.astleyandco.com

Tel: 01603 415182

Fax:

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GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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