

Astley & co

ESTATE AGENTS



1 Larch Close Sprowston Norwich

Price: Offers in
Excess of £265,000

Information

Semi-detached bungalow with two generously proportioned bedrooms, occupying a corner plot and refurbished to an exceptional standard throughout. The property boasts a luxury kitchen and stylish modern bathroom, both finished with high-quality fittings and attention to detail. The light, bright and airy accommodation offers well proportioned rooms.

Outside, the landscaped garden provides an ideal space for relaxing and entertaining, with direct access to the garage and the benefit of off-street driveway parking.

Gas fired central heating system. Energy Performance Rating D. Council Tax Band B. No Onward Chain.

1 Larch Close, Sprowston
Norwich



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Description

Hallway

Living Room 17' 9" x 10' 11" (5.40m x 3.34m)
Sliding door to garden, radiator

Kitchen 10' 8" x 8' 9" (3.25m x 2.66m)
Window to rear, comprising a range of base and wall units with sink and drainer, built in over and induction hob with extractor above, integrated fridge freezer, space for washing machine, airing cupboard, wall mounted boiler

Bedroom 1 11' 8" x 9' 6" (3.55m x 2.89m)
Window to front, radiator

Bedroom 2 10' 3" x 8' 6" (3.13m x 2.58m)
Window to front, radiator

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)
Window to side, comprising vanity sink and furniture underneath, WC, shaped bath with electric shower over, bi-fold shower screen, heated towel rail, partly tiled walls

Garden
Landscaped garden

Garage 16' 11" x 8' 2" (5.16m x 2.50m)
Up and over door, power and light

Summary of accommodation

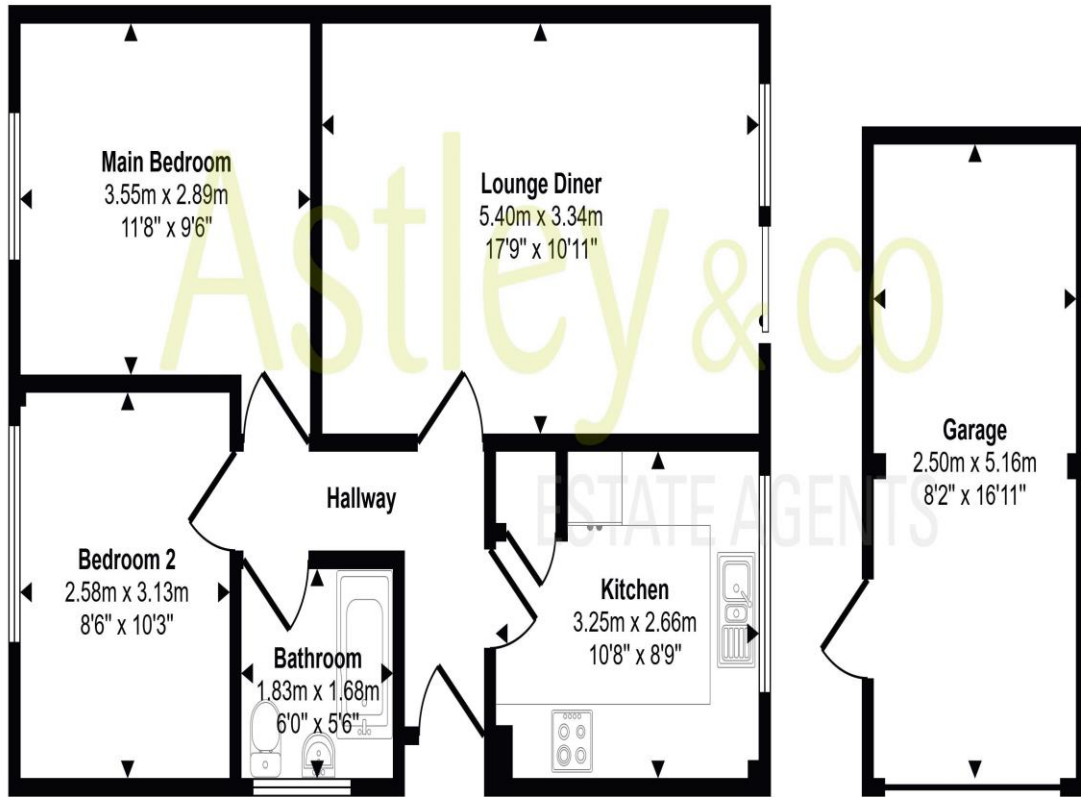
- Semi Detached Bungalow
- Two Bedrooms
- Brand New Refurbished
- Luxury Finish
- Gas Fired Central Heating
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

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Approx Gross Internal Area
68 sq m / 736 sq ft



Floorplan

Approx 55 sq m / 597 sq ft

Garage

Approx 13 sq m / 139 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.