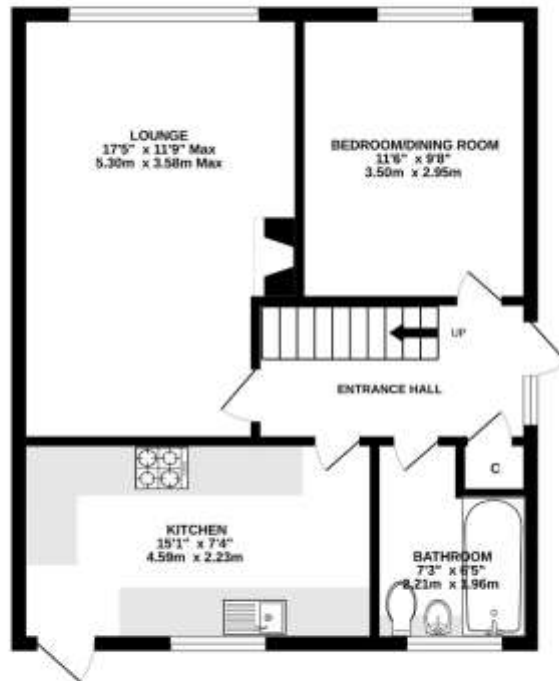


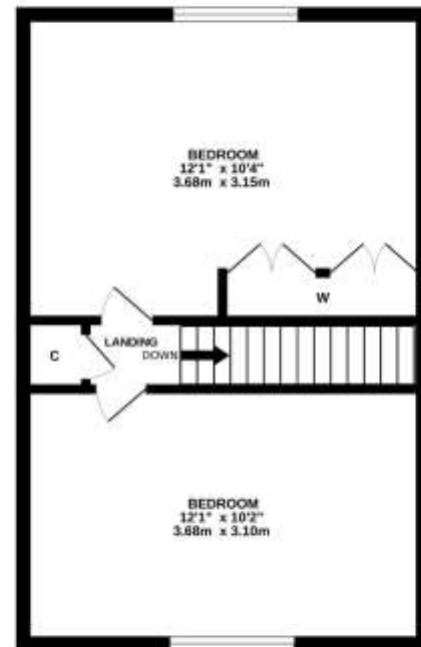
Kennedy Close, Easton
OIEO £325,000 Freehold



GROUND FLOOR



1ST FLOOR



While 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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Recently Renovated Detached Chalet
- Two/Three Bedrooms
- Re-Fitted Kitchen
- Spacious Lounge With Wood Burning Stove
- Sunny Enclosed Garden
- Re-Fitted Bathroom Suite
- Solar Panels & Air Source Heat Pump
- Driveway With Ample Parking
- Requested Village Location
- EPC Rating Tbc / Council Tax Band C

Description

Situated in a peaceful cul-de-sac within the highly sought-after village of Easton, approximately six miles west of Norwich city centre, this beautifully updated two/three-bedroom detached chalet offers stylish accommodation alongside impressive energy-efficient credentials.

The property has undergone substantial improvement by the current owners, including the installation of an air source heat pump and solar panels, creating an almost carbon-neutral home with significantly reduced running costs. The accommodation is accessed via an entrance hall which provides access to a versatile ground-floor bedroom/reception room, a recently re-fitted kitchen, modern family bathroom and spacious lounge. The bright and welcoming lounge benefits from a large front-facing window, allowing natural light to flood the room, whilst a recently installed wood-burning stove creates a cosy focal point.

The contemporary galley-style kitchen has been recently fitted and features a range of wall and base units with work surfaces over, complemented by integrated NEFF appliances. The stylish family bathroom has also been re-fitted and comprises a bath with shower over, wash hand basin and WC. The ground-floor bedroom offers excellent flexibility and could equally serve as a dining room, home office or additional reception space.

To the first floor are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes.

Outside

To the front, there is ample off-road parking together with a carport. The enclosed rear garden is predominantly laid to lawn and enjoys a sunny aspect, with decked seating areas, a useful storage shed and a high degree of privacy provided by panel fencing.

Location

Conveniently positioned for access to Longwater Retail Park, the A47 and Norwich city centre, this superb home combines modern, energy-efficient living with the tranquillity of village life, making it an ideal choice for a wide range of buyers.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Air Source Heat Pump, Solar Panels, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

Leave Norwich via the Dereham Road and continue to the Longwater roundabout. Take the second exit to the next roundabout. Take the third exit onto Dereham Road heading towards Easton. Turn left into Marlingford Road and right into Woodview Road. Turn right into Kennedy Close where the property can be found on the right hand side.

