

# Norwich Office - Sales, Lettings and Auctions

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This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and dimensions are approximate. They should be treated as an indication only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own enquiries. Made with Blueprints 2020.

ALBURY WALK NORWICH NR4 6JE



\* Your home may be repossessed if you do not keep up the repayments on your mortgage.

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- Recently renovated to a high standard
- Beautiful brand new kitchen with integrated appliances
- Brand new bathroom
- Brand New flooring throughout
- Double Glazing
- Gas Central Heating
- Single En-Bloc Garage
- Enclosed Low Maintenance Rear Garden with patio
- Highly requested location
- No onward chain



Recently renovated to a high standard, Beautiful brand new kitchen diner with integrated appliance and island, sunny enclosed private rear garden, brand new bathroom, brand new flooring throughout Three Bedrooms, Double Glazing, Gas Central Heating and no onward chain.

Double glazed front door to entrance Porch 8'8" (2.64m) x 3'10" (1.17m) Double glazed window to the side, fully glazed door to entrance Hall Staircase to the first floor, door to:-

Double glazed window to the front, double radiator, new LVT flooring and Opaque glazed French doors onto Kitchen diner 26'4" (8.03m) x 14'7" (4.45m) max 9'3" min (2.82m)

A stunning brand new high specification kitchen with a range of matching base and wall units including a tall housing unit containing brand new fridge freezer. Island with Integrated Bosch dishwasher and integrated washing machine and breakfast bar. Bosch Oven with hob with extractor fan over and tiled splash back, useful storage cupboard, double radiator, recessed spotlights, new LVT flooring double glazed sliding patio doors onto patio leading to garden to rear, double glazed door leading onto pathway leading to garden and garage to rear.

First Floor Landing with Loft hatch to loft with upgraded insulation, over stairs cupboard housing the gas boiler with room for shelving and storage

Bedroom One 12'7" (3.84m) x 9'4" (2.84m)  
Double glazed window to the front, built-in wardrobes.

Bedroom Two 11'6" (3.51m) x 10'1" (3.07m)  
Double glazed window to the rear built-in wardrobes.



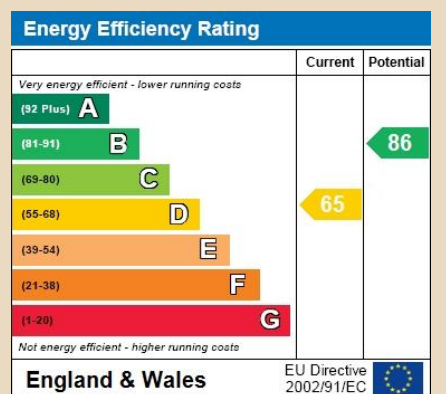
Bedroom Three 8'3" (2.51m) x 8'1" (2.46m)  
Double glazed window to the front, storage cupboard.

Bathroom 8'5" (2.57m) x 7'5" (2.26m)  
Brand new three-piece bathroom containing p-shaped bath with mains pressure shower over, hand wash basin with tiled surround, low level WC, Chrome effect towel radiator new LVT flooring and recessed spotlights, opaque double glazed window to rear.

To the front there is a lawned garden with mature shrubs, pathway to the front door, pathway and timber side gate leading to the rear. The rear garden has a brand new lawn and patio area with gate to rear leading onto the garage and gate to side leading to the front of the garden enclosed by timber fencing and brick walling.

Garage  
En bloc brick built garage with up and over door. The garage sides onto the rear garden.

This three bedroom Family home is situated in Albury Walk, Eaton, a highly sought after residential area just South of Norwich. The location offers a perfect balance of convenience and community, with a range of local amenities nearby. Families will appreciate the excellent choice of schools for all ages, while everyday essentials are within easy reach, including a local doctors surgery, a Waitrose supermarket, and various pubs and takeaways. Commuters will benefit from easy access to the A11 and the Southern Bypass, ensuring smooth travel in and out of the City. Additionally, excellent public transport links make Norwich's vibrant City centre easily accessible.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

## Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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