



| Extended End Town House | Three Bedrooms | Two Reception Rooms | Enclosed Rear Garden | Off Road Parking | Energy Rating E

Property ID 246502

Freehold

31 Newbegin Road, Norwich, Norfolk, NR1 4PY

Offers Over £165,000 Energy Rating E

This three bedroom end town house offers spacious extended accommodation comprising well proportioned sitting room with wood flooring through to fitted kitchen, through to extension to the rear which offers itself as dining room or potentially a home office with French doors to the enclosed rear garden, the first floor has three bedrooms and bathroom, Throughout the property has gas central heating and uPVC double glazing with modern refitted solid wood doors and is rented with a yield of £725 per calendar month so would be sure to suit investors. Internal viewing would be highly recommended to fully appreciate the excellent proportions and quality of this family home which also has driveway parking to the front for two cars.

ACCOMMODATION COMPRISES

uPVC double glazed front door through to entrance hallway.

ENTRANCE HALL

Wood flooring, radiator, staircase to first floor, smooth finished ceiling, solid wood four panel door through to sitting room.

SITTING ROOM 14'6 (4.42m) x 13'6 (4.11m) narrowing to 12' from front of chimney breast

Front aspect cross bar detail uPVC double glazed window, double radiator, smooth finished ceiling, coving, ornate ceiling rose, door to under stairs storage cupboard housing the "Alpha HECB25" gas combination boiler serving domestic hot water and central heating through the property, wall mounted TV aerial point, real wood flooring, double door way opening through to kitchen/breakfast room.

KITCHEN 16'5 (5m) x 7'4 (2.24m)

Range of oak effect fronted fitted base and wall units, some with leaded front glass doors for display purposes, green granite effect work surfaces over, inset single drainer stainless steel sink with mixer tap and glass wash area, integral "Swan" electric oven set beneath a four ring gas hob set within work surface with extractor fan over, rear aspect uPVC double glazed window, plumbing for washing machine, space for tumble dryer, space for further under counter appliance, space for upright appliance, tiled splash backs, ceramic tiled floor, double radiator, space for small table and chairs, double archway through to dining room.

DINING ROOM 9'4 (2.84m) x 8'7 (2.62m)

Continuing ceramic tiled floor, two wall light points, smooth finished ceiling, coving, side aspect uPVC double glazed window and uPVC double glazed French style door giving access to patio and views to garden beyond.

STAIRCASE TO FIRST FLOOR LANDING

Wood flooring, access to loft void, solid wood doors through to all bedrooms and family bathroom.

MASTER BEDROOM 11'5 (3.48m) x 8'4 (2.54m)

Solid wood flooring, rear aspect uPVC double glazed window, smooth finished ceiling, radiator.

BEDROOM TWO 10'7 (3.23m) x 8'8 (2.64m)

Front aspect cross bar uPVC double glazed window, radiator, continuing wood flooring, smooth finished ceiling.

BEDROOM THREE 8'3 (2.51m) x 8'0 (2.44m)

Continuing wood flooring, rear aspect double glazed window with garden views, radiator, smooth finished ceiling.

BATHROOM 7'5 (2.26m) x 7'4 (2.24m) max

Three piece fitted suite in white comprising bath with "Triton Miami" electric shower over on riser rail in white tiled shower area plus shower mixer tap with separate shower head, close coupled WC with continental style flush and pedestal wash hand basin with white tiled splash backs, obscured front aspect cross bar detailed uPVC double glazed window, wood effect flooring, radiator.

OUTSIDE REAR

The property will be divided from its neighbouring garage by low fencing and the neighbouring garage is to be retained by the vendor.

The property itself has an attractive paved patio area at the rear of the dining room wrapping around to the rear of the kitchen leading to a laid to lawn garden with stepping stone pathway access to the rear, enclosed by panelled fencing with timber storage shed and mature hedging at the rear.

OUTSIDE FRONT

The property has a laid to gravel area from the road giving parking for up to two cars.

DIRECTIONS

From the Norwich Office proceed along Plumstead Road turning left into Lionwood Road and then first right into Newbegin Road where the property will be found on the right hand side.

