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ESTATE AGENTS



24 Firtree Road
Norwich

Price: Guide Price
£335,000

Information

Detached house built in the 1970's with three bedrooms, open plan lounge to dining area and Conservatory upgraded with 'Warm Roof' creating another useable reception room set in good sized plot with spacious garden. This property is well presented throughout with a neutral and contemporary style. The spacious bedroom have integrated wardrobes. The driveway and frontage provides ample off street parking. A great family home that will appeal to many.

Comprising Entrance Porch, Hallway, Cloakroom, Kitchen & Dining Area, Lounge, Conservatory, Attached Garage, First Floor Landing (access to loft), Three Bedrooms, Family Bathroom. Outside: Front & Rear Gardens and Driveway.

Gas Fired Central Heating. Energy Performance Rating E. Council Tax Band C.

24 Firtree Road, Thorpe

Norwich

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Description

Entrance Porch

Entrance porch to hallway with glazing to the ground.

Cloakroom

Cloakroom with window to front, WC and vanity hand basin with cupboard under.

Kitchen/Dining Room 22' 8" x 8' 6" (6.9m x 2.6m)

Window to front, comprising a range of base and wall units with stainless steel sink and drainer unit, induction hob with stainless steel splash back and extractor above, built-in double oven in tower unit, tiled splashbacks, spotlights, breakfast bar, designer radiator, integrated fridge freezer, integrated dishwasher, wall mounted boiler in housing unit and sliding doors to Conservatory.

Lounge 15' 1" x 10' 10" (4.6m x 3.3m)

Dual aspect with glazed window to the ground and sliding doors to garden, designer radiator

Conservatory 11' 2" x 7' 7" (3.4m x 2.3m)

Lean-to style conservatory with newly upgraded warm roof, radiator, top opening windows and French doors to the garden.

Attached Garage

Up and over door, power and light, rear service access door to garden

First Floor Landing

Window to front, doors to all bedrooms, airing cupboard, loft access, radiator

Bedroom 1 11' 10" x 9' 2" (3.6m x 2.8m)

Window to rear, radiator, wardrobe

Bedroom 2 9' 2" x 8' 10" (2.8m x 2.7m)

Window to front, radiator, cupboard/wardrobe

Bedroom 3 9' 2" x 8' 2" (2.8m x 2.5m)

Window to rear, radiator, wardrobe

Family Bathroom

Window to side, P shaped bath with electric shower over, vanity wash basin with cupboard under, WC, designer heated towel rail, tiled walls

Rear Garden

Enclosed rear garden with lawn, paved patio area and decking space for evening sunsets bordered by flowers, shrubs and plants, gated side access to the front, outside tap

Summary of accommodation

- Detached House
- Three Bedrooms
- Lounge, Dining & Kitchen
- Downstairs Cloakroom
- Garage
- Cloakroom
- Gas Fired Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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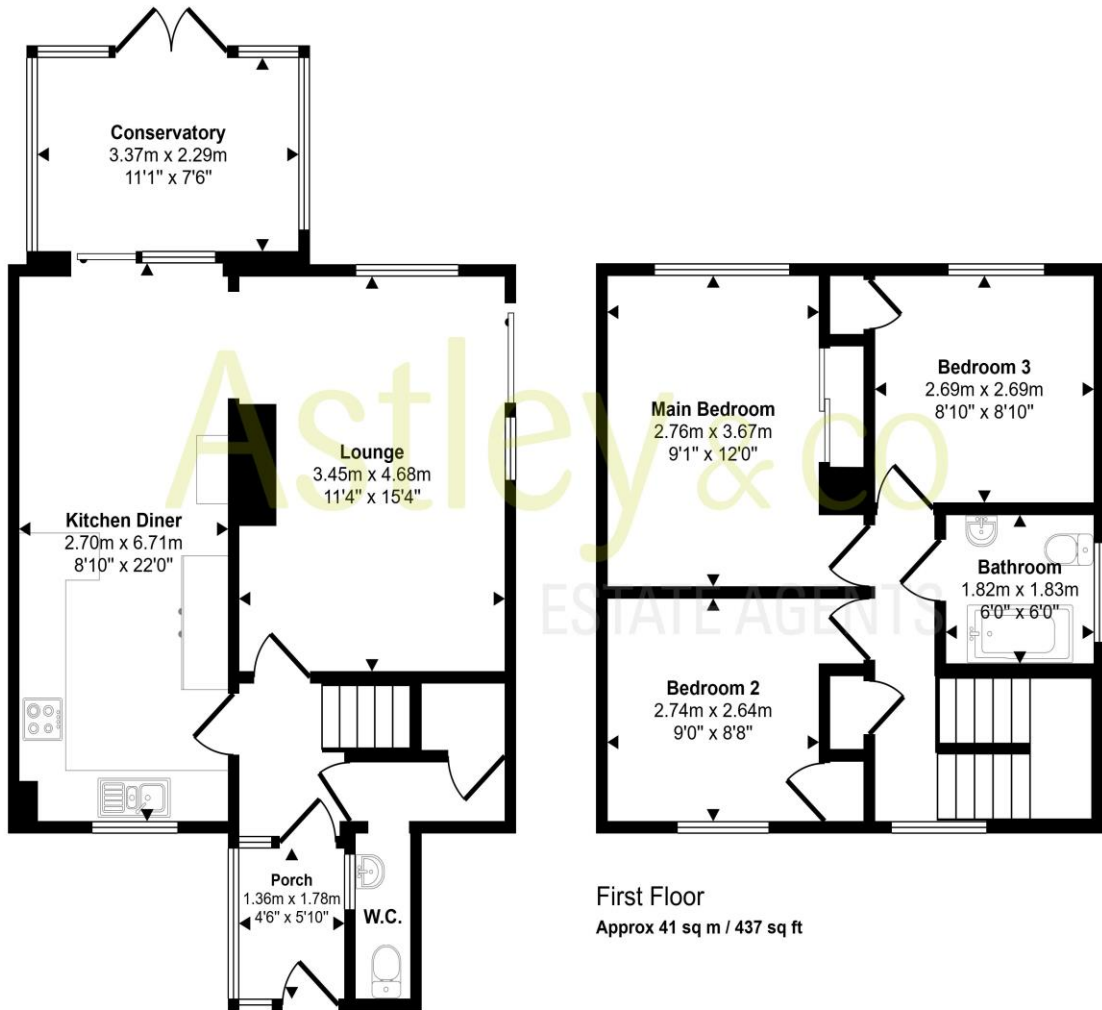
Tel: 01603 415182

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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.

Approx Gross Internal Area
96 sq m / 1029 sq ft



Ground Floor
Approx 55 sq m / 592 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.



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