



43 College Lane | Keswick | Norwich | NR4 6TW

Guide Price £425,000

****GUIDE PRICE £425,000 - £450,000**** Tucked away within the highly desirable Keswick Hall development and enjoying uninterrupted open field views, this beautifully extended four-bedroom semi-detached home offers a wonderful sense of space, privacy and countryside living. The accommodation begins with a welcoming entrance hall leading to a generous lounge, separate dining room and well-appointed kitchen that flows seamlessly into a stunning orangery that floods the home with natural light and provides idyllic views across the fields beyond. The ground floor is further enhanced by a versatile bedroom and convenient WC, ideal for guests or multigenerational living. To the first floor are three well-proportioned bedrooms, served by both a contemporary family bathroom and a stylish separate shower room off the landing. Approached via a private road, the property benefits from a driveway providing off-road parking, a garage with power and lighting, and a private rear garden backing directly onto open countryside. Immaculately presented throughout with double glazing and gas central heating, this exceptional home offers the perfect blend of comfort, elegance and location, making it an outstanding family home and a rare opportunity in this sought-after setting.





Whilst 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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Location

College Lane can be found to the south of Norwich in the popular village of Keswick. Close by are the neighbouring villages of Eaton, Cringleford and Mulbarton offering a good selection of local amenities including schooling, shops, supermarkets, pubs and restaurants.. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk & Norwich University Hospital.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, bedroom, WC and stairs to first floor.

Lounge 16'9" x 10'3"

Two radiators.

Dining Room 10'0" x 9'6"

Fitted wall and base units with worktops over.

Kitchen 12'1" x 9'6"

Fitted wall and base units with worktops over, butler sink with tap over, Range cooker, space for fridge/freezer and dishwasher, radiator, cupboard housing washing machine, double glazed windows, door to side.

Orangery 22'8" x 12'7"

Patio doors to garden, double glazed windows, large roof skylight, three radiators.

Bedroom Four 11'8" x 8'11"

Double glazed window, radiator.

WC 5'1" x 3'6"

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and shower room.

Bedroom One 12'9" x 10'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'10" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 13'9" x 8'7"

Two double glazed windows, radiator.

Bathroom 7'4" x 5'8"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Shower Room 5'5" x 3'9"

Shower cubicle, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking.

Garage

With power, lighting, electric roller door and side door.

Outside Rear

Lawned garden, patio area, mature shrubs and trees, backing onto open fields.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Service charge £779.55 per annum

Utilities

Full fibre broadband available.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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