



Jackie Quinn
estate agents

20 Norwood Close, Effingham

Guide Price **£460,000**

This modern, 2004 built, two-bedroom semi-detached house is situated in a quiet cul-de-sac in the highly sought after village of Effingham. The freehold property has been fully renovated and updated before coming to market and offers two generously sized double bedrooms, a modern kitchen with dining area, high end bathrooms and fixtures, fitted wardrobes, and a spacious lounge opening onto a sunny south-west facing rear garden, ideal for outdoor entertaining and relaxation. The kitchen is particularly well appointed with new integrated Miele appliances including fridge-freezer and dishwasher and two integrated Miele ovens (convection and steam) and washing machine. It further benefits from high quality, durable worktops with undermount sink and handleless kitchen units in a two-tone walnut and porcelain colour scheme combining the warmth of premium hardwood with the clean lines and surfaces of contemporary kitchen design. The bathroom features top of the range smart controls, a rain shower and a faucetless integrated bath filler alongside integrated storage spaces. The property offers the convenience of private driveway parking for two cars, access to additional visitor parking and additional, externally accessible storage to the front and rear for bicycles, outdoor furniture and other gardening equipment. The modern, bright look of the property is complemented with brushed steel sockets and switches, and luxurious, deep pile carpets. This beautifully presented house is ready to move into.

OFFERED FOR SALE WITH NO ONWARD CHAIN

Council Tax band: D

Tenure: Freehold

- Beautifully presented two bedroom house
- Parking for two vehicles
- Sought after cul de sac location
- Premium fixtures and kitchen appliances
- Fully updated, new kitchen and bathroom
- South west facing garden
- Near popular schools in area of outstanding natural beauty

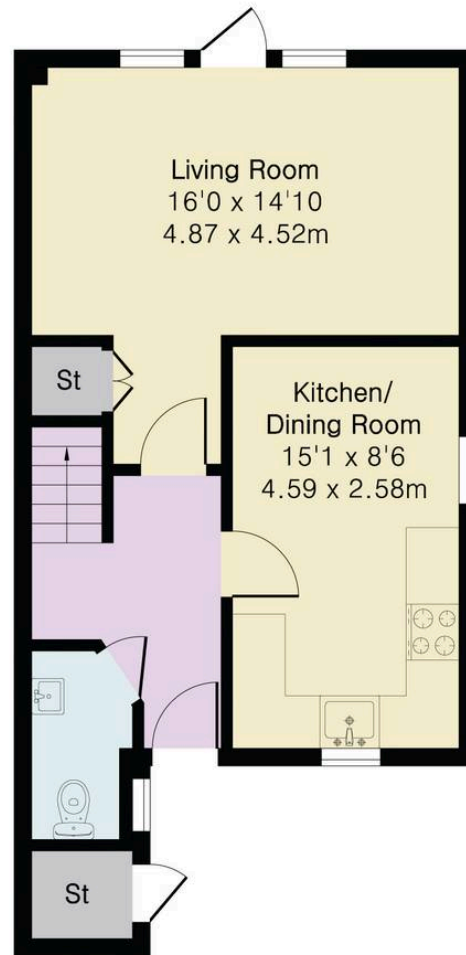




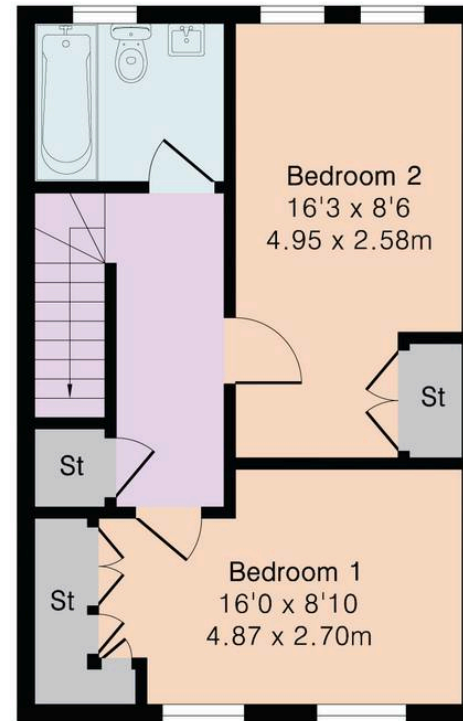
Approximate Gross Internal Area 841 sq ft - 78.0768 sq m

Ground Floor Area 434 sq ft – 40.2856 sq m

First Floor Area 407 sq ft – 37.7912 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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