



Sarah West Close
Norwich, Norfolk NR2 2TE
Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price £325,000 - £350,000 *** Welcome to this charming property located on Sarah West Close on the sought after Fellowes Plain development, located close to the city centre of Norwich. This modern mid-terrace house boasts a delightful setting with a secluded location, offering peace and tranquillity. As you step inside, you are greeted by a beautifully presented home with one reception room, two double bedrooms, and a well-maintained bathroom. The property is in absolutely stunning condition throughout, ensuring a comfortable and inviting living space for its new owners. One of the highlights of this lovely home is the south-facing Mediterranean-style garden, perfect for enjoying the sunshine and hosting outdoor gatherings. Convenience is key with parking available for two vehicles, including a garage for additional storage space. Additional internal benefits include double glazing, gas central heating and a security alarm system. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a perfect blend of comfort, style, and practicality.

Entrance Hall

Stairs to the first floor with built in under stairs cupboard.

Cloakroom

Modern white suite comprising of hand wash basin and Low Level W.C. Radiator and extractor fan.

Sitting/Dining Room 18'4 " x 12'8" max (5.59m " x 3.86m max)

Radiator, double glazed window and French doors to the rear, door to Kitchen.

Kitchen 9'3" x 6' (2.82m x 1.83m)

The modern fitted kitchen comprises a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit, built in double electric oven and inset electric hob, gas central heating boiler, radiator and double glazed window to the front.

First Floor Landing

Doors to both bedrooms and bathroom, two built-in storage cupboard and access to loft which has recently been re-insulated and professionally boarded with retractable ladder.

Bedroom One 11'1"x 9'1" (3.38mx 2.77m)

Two built in double wardrobes, radiator and double glazed window to the rear.

Bedroom Two 11'4" x 9'5" (3.45m x 2.87m)

Built in double wardrobe, radiator and double glazed window to the rear.

Bathroom 6'8" x 5'6" (2.03m x 1.68m)

Modern white suite comprising of bath with mixer shower, vanity unit hand wash basin and W.C. Heated towel rail and double glazed window to the front.

Outside

To the rear is a fully enclosed and secluded landscaped garden laid to patio with shrub borders. There is a courtesy door to the garage,

There is a single garage which has an up and over door and there is a parking space in front of the garage.

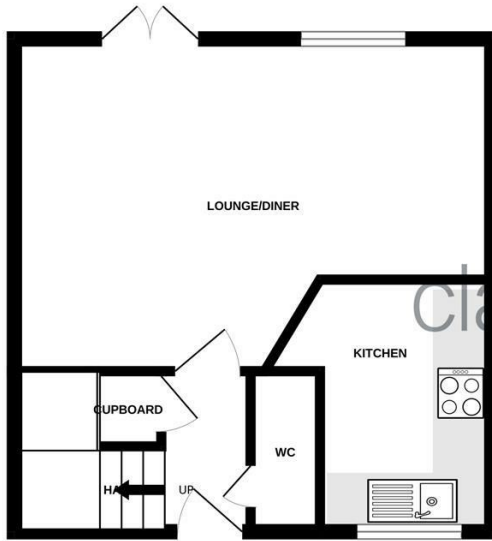
Agents Note

Council Tax Band B

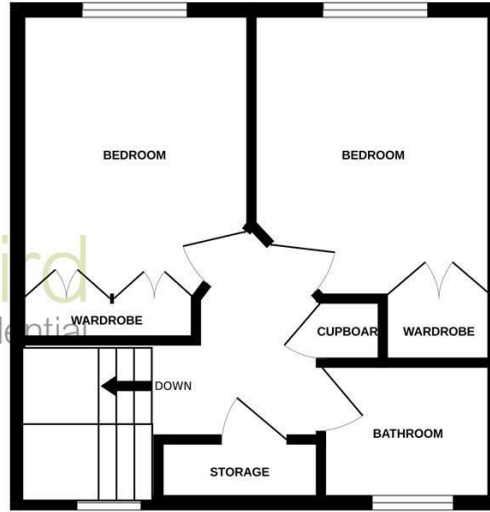
The property can be easily found using 'What3Words' location - trades.deal.spared



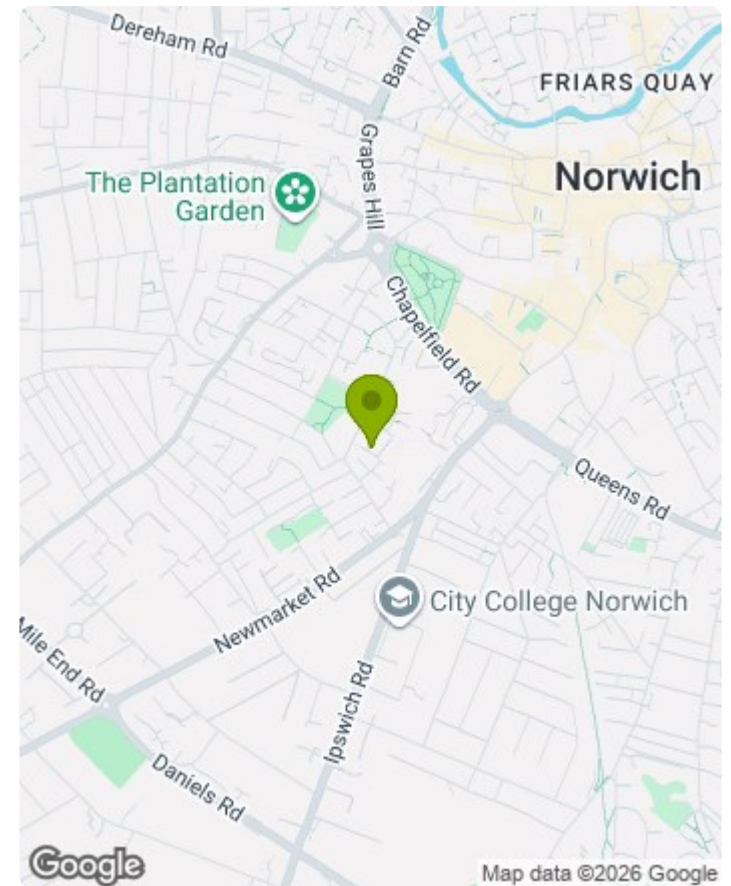
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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 	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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