



Guide Price £290,000

3 Bedroom Detached House for sale  
8 Kennett Close, Norwich





## Overview

Looking for a doer-upper in NR4? This 3-bedroom detached property sits on a generous, secluded corner plot with a driveway and single garage, perfectly placed for extension possibilities (STP). An exciting blank canvas with no chain! Let's find out more...



## Key Features

- No Onward Chain
- Detached 3-Bedroom Project House
- Boasting Secluded Corner Positioning
- Driveway and Single Garage
- Two Reception Rooms, Two Double Bedrooms, Single Bedroom and Wet Room
- Gas Central Heating, Double-Glazed and Large Loft with Fitted Ladder
- Within a 12-Minute Drive of the UEA, Research Park and NNUH
- Within a 10-Minute Drive of the City Centre and the Thickthorn Junction





Welcome to Kennett Close, NR4. Tucked away in a unique and charming close, this detached property sits on a prominent corner position. This standout detail offers generous, usable space with scope for extension works (subject to planning).

Only on the approach to the property can you fully appreciate its tranquil pocket location. To the front, a driveway and a single garage on a concrete base. Entering the garden through the side gate is when the vision starts to unfold: mould your dream design, take advantage of the ample space, and absorb the west-facing rays.

On the inside, the heart of this home is the bright and spacious living room at the front of the property, with a large bay window, an open fireplace, and symmetrical alcoves. The kitchen, with a large understairs cupboard, sits at the back of the property, enjoying private garden views, with a further reception room adjacent. The first floor opens to a spacious landing leading to two double bedrooms, a single bedroom, a wet room and a separate toilet.

Location-wise, it's brilliantly practical, enabling you to live aside from the hustle and bustle, whilst benefitting from quick, straightforward access to Earlham Road, Unthank Road, Newmarket Road and beyond - ideal for commuting, accessing the city, or getting out towards the A47. The desirable Eaton Park and Heigham Park are within walking distance, and as expected, bus stops close by. The University of East Anglia, Research Park and Norfolk & Norwich University Hospital are all within a 12-minute drive.

Offered with no onward chain, this is a superb opportunity for buyers seeking a project with real upside - whether you're looking to modernise or extend to create a long-term home in a well-connected NR4 spot. If you're ready to unlock the potential of this generous plot, get in touch to arrange your viewing.

What3Words: [///book.builds.refers](https://www.what3words.com/#!/book.builds.refers)



**Front Lounge**

14' 8" x 13' 0" (4.48m x 3.97m)

Fitted carpet, uPVC double-glazed bay window, open fireplace, two symmetrical storage alcoves, ceiling light, coving, radiator, multiple sockets and thermostat.

**Dining Room**

12' 11" x 10' 9" (3.95m x 3.28m)

Fitted carpet, uPVC double-glazed window, fitted storage cupboard, ceiling light, coving, radiator and multiple sockets.

**Kitchen**

8' 9" x 7' 5" (2.67m x 2.27m)

Tiled flooring, uPVC double-glazed windows and exterior door with cat flap, understairs cupboard housing the consumer unit, combi gas boiler, base and wall-mounted units, sink, splashback tiling, ceiling light and multiple sockets.

**Bedroom One**

12' 0" x 11' 3" (3.66m x 3.44m)

Fitted carpet, uPVC double-glazed window, ceiling light, fitted wardrobe, radiator and multiple sockets.

**Bedroom Two**

11' 3" x 10' 9" (3.43m x 3.28m)

Fitted carpet, uPVC double-glazed window, ceiling light, radiator and multiple sockets.

**Bedroom Three**

8' 8" x 7' 8" (2.66m x 2.35m)

Fitted carpet, uPVC double-glazed window, ceiling light, radiator and multiple sockets.

**Wet Room**

7' 4" x 4' 9" (2.25m x 1.46m)

Vinyl flooring, obscured uPVC double-glazed window, electric shower, wash hand basin, heated towel rail, tiled walls and ceiling light.

**WC**

4' 5" x 2' 9" (1.36m x 0.86m)

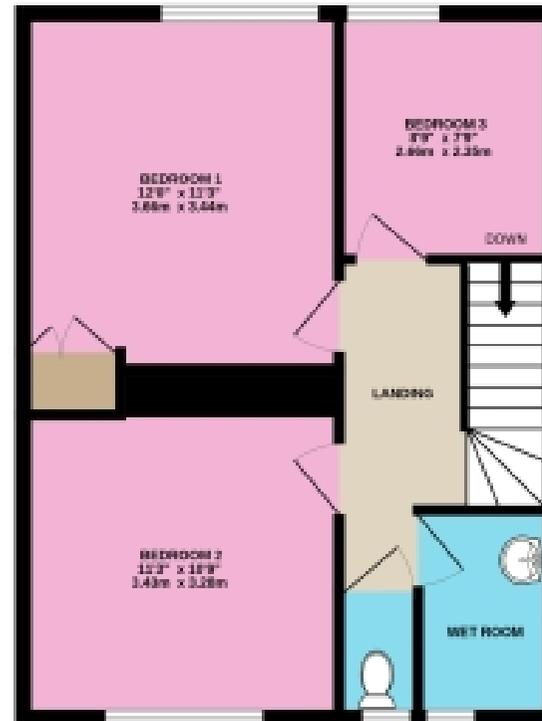
Vinyl flooring, obscured uPVC double-glazed window, toilet and ceiling light.

# Floorplans

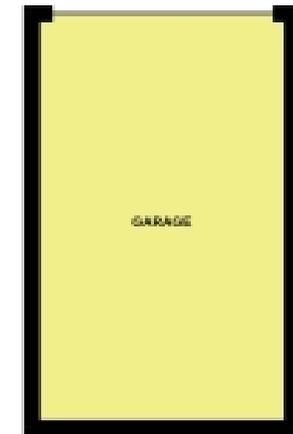
GROUND FLOOR  
448 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



3RD FLOOR  
137 sq.ft. (12.7 sq.m.) approx.



## DETACHED 3-BEDROOM HOUSE



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

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 here have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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