

**Aldreds**  
Estate Agents



35 Keswick Close, Norwich, NR4 6UW

£655,000



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£655,000

# 35 Keswick Close

Norwich, NR4 6UW

- Extended Detached House
- Three Reception Rooms
- Ground Floor Cloakroom
- Gas Central Heating & UPVC Double Glazed Windows
- Fantastic Entertaining Garden
- Four Bedrooms
- Kitchen/Breakfast Room & Utility Area
- Dressing Room & En-suite Shower Room
- Ample Parking
- Quiet Cul-de-Sac Location

Nestled in the charming area of Keswick Close, Norwich, this delightful detached house offers a perfect blend of classic character and modern convenience. With four bedrooms, this property is ideal for families seeking ample living space. The three reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy.

The house boasts two bathrooms, making morning routines a breeze for busy households. The thoughtful layout enhances the flow of the home, creating a welcoming atmosphere that is both functional and inviting.

Set in a peaceful neighbourhood, this home is well-positioned to take advantage of local amenities, schools, and countryside walks past Keswick Mill, making it an excellent choice for families and professionals alike. With its combination of space, comfort, and practicality, this property offers a wonderful opportunity for those looking to settle in a peaceful location within striking distance of the vibrant city centre.



## Entrance Porch

Composite entrance door with double glazed panel. Mat floor. UPVC double glazed windows to front and side aspects.

## Entrance Hall

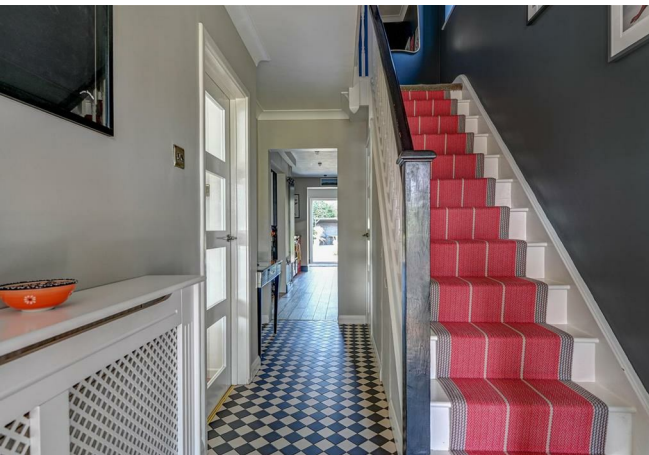
Tiled floor. Covered radiator. Hive central heating control. Low door to a built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coving.

## Cloakroom

White WC and suspended corner hand wash basin with mixer tap and tiled splashback. UPVC double glazed window to side aspect.

## Lounge 12'5" x 12'2" plus bay (3.78m x 3.71m plus bay)

Exposed floorboards. Column radiator. Dual fuel burner on a tiled hearth. Coving. Bay with UPVC double glazed windows to front aspect. Glazed sliding doors to dining room.





### Kitchen/Breakfast Room 16'2" x 9'2" max, 6'11" min (4.93m x 2.79m max, 2.11m min)

Worktops with tiled splashbacks and cupboards and drawers below. Butler sink with mixer tap and cupboard below. 110 mm space for dual fuel range cooker with a stainless steel extractor above. Designer radiator. Cupboard concealing a wall mounted gas fired combination boiler. Distressed wood effect tiled floor. Ceiling spotlights. UPVC double glazed window to side aspect.

### Utility Area 9'4" x 5'7" (2.84m x 1.70m)

Worktop with tiled splashbacks and utility space is below for washing machine and dishwasher. Space for fridge/freezer. Distressed wood effect tiled floor. Designer radiator. Inset ceiling spotlights. UPVC double glazed door to a paved patio and the rear garden.

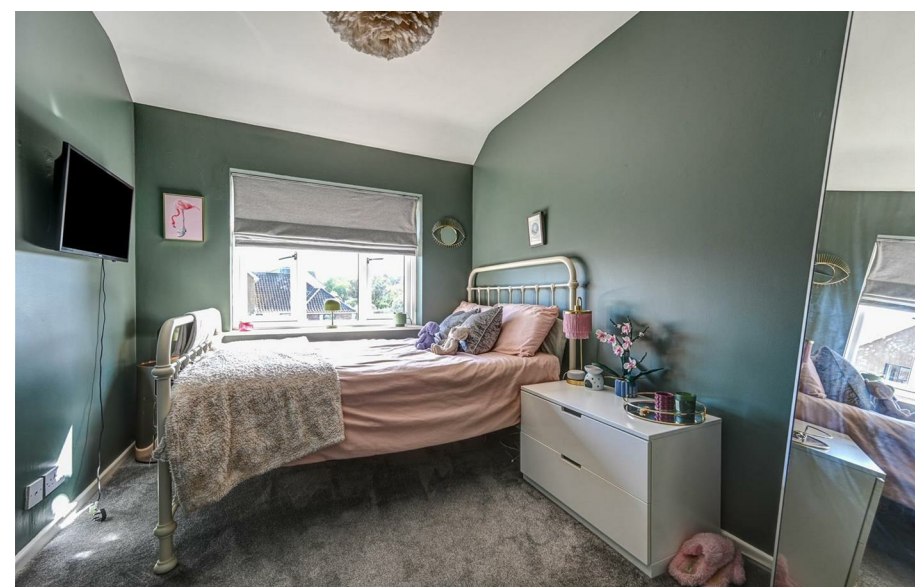
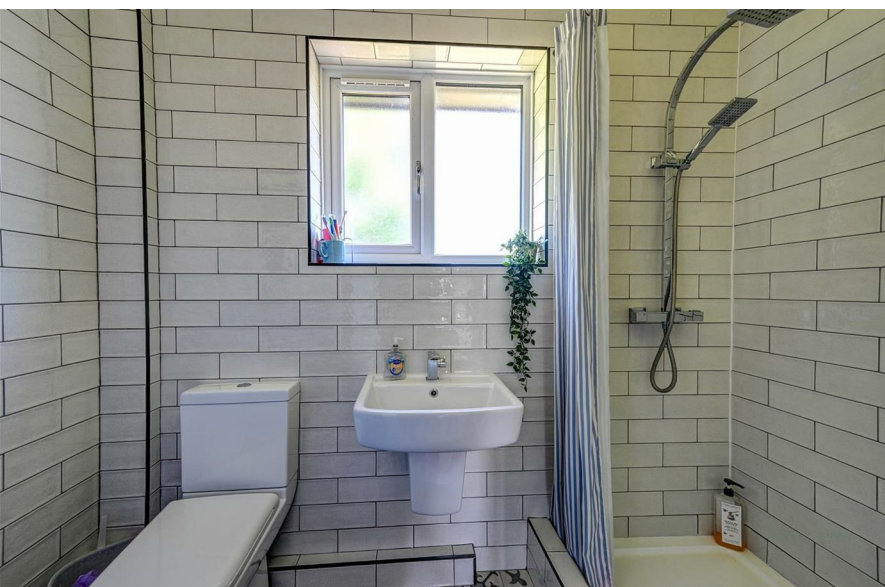
### Dining Room 12'2" x 11'5" (3.71m x 3.48m)

Exposed floorboards. Column radiator. Chimney breast recess with book/display shelves. Coving. UPVC double glazed window to rear aspect.

### Family Room 22'0" x 7'11" (6.71m x 2.41m)

Oak engineered herringbone floor. Designer radiator. UPVC double glazed windows to front and side aspects. UPVC double glazed doors to the rear garden.

### First Floor



## Landing

Designer radiator. Coving. UPVC double glazed window to side aspect.

## Bedroom 1 12'2" x 11'5" plus bay (3.71m x 3.48m plus bay)

Column radiator. Coving. Bay with UPVC double glazed windows to front aspect.

## Bedroom 2 10'10" x 8'1" (3.30m x 2.46m)

Designer radiator. UPVC double glazed window to front aspect.

## Dressing Room 8'1" x 6'10" (2.46m x 2.08m)

Tiled floor. Inset ceiling spotlights. Frosted sliding glazed door to en-suite shower room.

## En-suite Shower Room 8'1" x 4'1" (2.46m x 1.24m)

Fully tiled walls and a shower with mixer tap, shower attachment and a rainfall fitting above. White suspended wash basin. WC. Tiled floor. Designer towel radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to rear.

## Bedroom 3 11'11" x 8'5" (3.63m x 2.57m)

Designer radiator. UPVC double glazed window to rear aspect.

## Bedroom 4 8'5" x 7'1" (2.57m x 2.16m)

Radiator. UPVC double glazed window to front aspect.

## Bathroom 6'7" x 6'6" (2.01m x 1.98m)

Bath with mixer tap and shower attachment. Suspended wash basin. WC. Tiled floor. Towel radiator. Half tiled walls. Extractor. UPVC double glazed window to rear aspect.

## Outside

The entire area to the front of the property has been shingled to provide ample parking space. A gate and pathway to the side of the house leads to the rear garden which is laid predominantly to lawn with a shingled area and raised planters. There is a large paved patio area and a spaced timber pathway leading towards the rear boundary to a further paved

patio area and an open covered space, perfect for entertaining. A high hedge provides a screen for the garden shed. Outside cold water tap the the side of the house.

## Tenure

Freehold.

## Services

Mains water, gas, electricity and drainage are connected.

## Council Tax

South Norfolk Council - Band E

## Location

Cringelford is a sought after village on the River Yare, approximately 3 miles south-west of Norwich City centre on the outskirts of the city, popular with families and professionals for it's suburban tranquility. The area benefits from excellent amenities including a Waitrose store, highly regarded private and state schools, Eaton Golf Club, good transport links with direct routes to the Norfolk & Norwich University Hospital and the University of East Anglia and easy access to the A47 Norwich southern bypass and the A11.

## Directions

Leave Norwich via Newmarket Road (A11) and exit on the slip road (Eaton Street) which leads down to the village. Proceed over the traffic lights, remaining on Eaton Street. Continue over Cringleford bridge into old Newmarket Road, following the road past The Ridings on the left and take the next turning on the left into Keswick Road. Proceed down Keswick Road and Keswick Close is the third turning on the left. Follow the road to the end, turn right and the property will be found on the left hand side.

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## Floor Plans



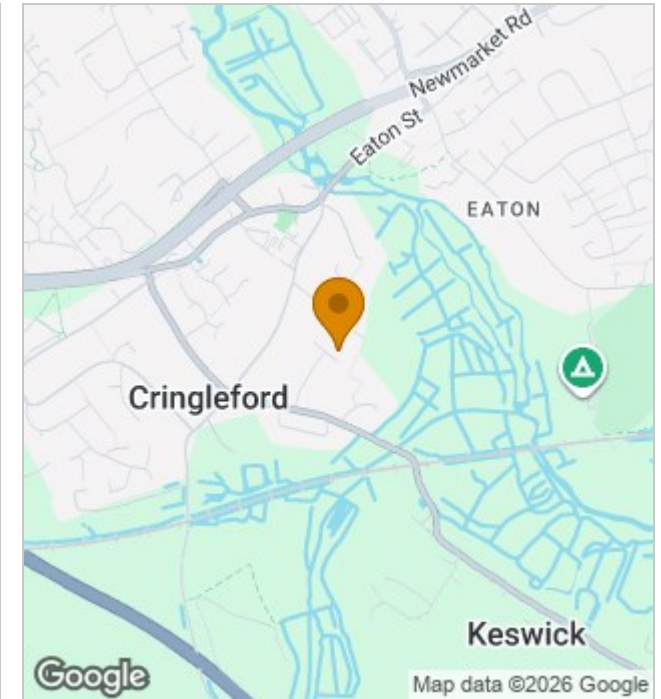
## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

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## Location Map



## Energy Performance Graph

