



Jessopp Road, Norwich NR2 3QA

welcome to

Jessopp Road, Norwich

Stylishly extended and modernised home with stunning open-plan living, loft principal bedroom with en-suite, and a south-facing garden. Driveway and garage parking. Prime Golden Triangle location close to amenities and schools. Viewing by appointment only.



Entrance Hall

Composite door to front aspect, double glazed window to side aspect, fitted shutters, solid wood floor, radiator, doors to lounge, sitting room and utility room, stairs to first floor landing.

Lounge

13' 9" max x 12' 8" max (4.19m max x 3.86m max)
Double glazed windows to front aspect, fitted shutters, solid wood floor, fitted media unit, column radiator.

Sitting Room

12' 2" x 10' 9" max (3.71m x 3.28m max)
Fitted alcove storage units and shelving, solid wood floor, vertical column radiator, open plan to kitchen / dining room.

Kitchen / Dining Room

10' 2" plus recess x 17' 7" (3.10m plus recess x 5.36m)
Double glazed window to rear aspect, modern fitted peninsula layout kitchen comprising a range of handleless wall and base units, quartz work surfaces over, stainless steel gas and electric cooker with stainless steel chimney style cooker hood over, space for American style fridge / freezer, integrated dishwasher, two Velux roof windows, bi fold doors to rear aspect leading to garden.

Utility Room

9' x 8' (2.74m x 2.44m)
Fitted units comprising a range of wall and base units, work surfaces over, inset sink and drainer, plumbing and space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, under stairs storage cupboard, vertical column radiator, double glazed door to side aspect leading to driveway.

First Floor Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, doors leading to bedrooms two, three and four as well as family bathroom, stairs leading to second floor landing.

Bedroom Two

13' 9" x 11' 3" max (4.19m x 3.43m max)
Double glazed windows to front aspect, picture rail, column radiator.

Bedroom Three

12' 3" x 10' 9" (3.73m x 3.28m)
Double glazed window to rear aspect, column radiator.

Bedroom Four

7' 2" x 7' 6" (2.18m x 2.29m)
Double glazed windows to front and side aspect, column radiator.

Family Bathroom

Double glazed windows to side aspect, modern bathroom suite comprising L shaped bath with mixer tap, mains fed shower over, plus hand held shower attachment, glass shower screen, vanity sink unit, low level wc, LVT flooring, column radiator towel rail.

Second Floor Landing

Velux roof window and feature lighting provide light and ambience on approaching the principal bedroom.

Principal Bedroom

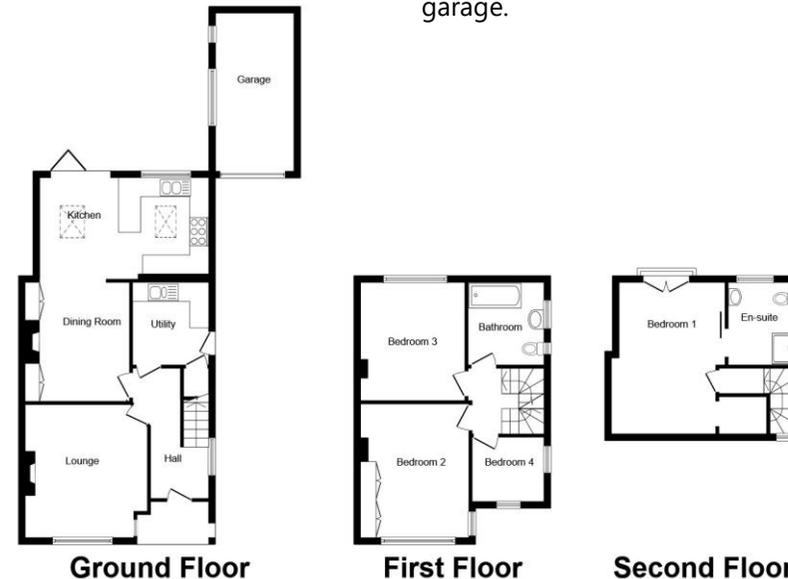
15' 3" x 11' max (4.65m x 3.35m max)
Velux roof window to front aspect, double glazed french doors and Juliet balcony to rear aspect, built in wardrobes, column radiator, door to en suite.

En Suite

Double glazed window to rear aspect, modern suite comprising walk in shower cubicle with mains fed shower, plus hand held shower attachment, vanity sink unit wash basin, low level wc, vinyl flooring, wall lighting, column radiator towel rail.

External

Outside, the property enjoys a lovely south-facing garden, ideal for enjoying the sun throughout the day. Further benefits include driveway parking and a garage.



Total floor area 149.2 m² (1,606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Jessopp Road, Norwich

- ***GUIDE PRICE £625,000 - £640,000***
- TWO RECEPTION ROOMS
- EXTENDED AT REAR TO PROVIDE A LIGHT FILLED OPEN PLAN KITCHEN / DINING ROOM
- FOUR BEDROOMS WITH THE PRINCIPAL BEDROOM BENEFITING FROM EN SUITE SHOWER ROOM
- POSITIONED WITHIN A SOUGHT AFTER FAMILY LOCATION CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£625,000



directions to this property:

Proceed out of Norwich along Unthank Road taking a right hand turn at the traffic lights onto Christchurch Road. At the junction take a left onto Jessopp road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106809 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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