



**Coniston Close, Norwich NR5 8LU**

**welcome to**

**Coniston Close, Norwich**

\*\*\*GUIDE PRICE £260,000-£270,000 - NO ONWARD CHAIN\*\*\* The property has been converted to provide four bedrooms and is well presented throughout! Ideal for first time or investment buyers.



### **Entrance Hall**

Double glazed door to front aspect, laminate floor, under stairs cupboard, radiator, door to kitchen, lounge and stairs to first floor landing.

### **Lounge**

12' 8" x 12' ( 3.86m x 3.66m )  
Double glazed window to front aspect, laminate floor, electric fire, radiator, door to bedroom four.

### **Bedroom Four**

8' 6" x 10' 8" ( 2.59m x 3.25m )  
Double glazed window to rear aspect, laminate floor, radiator.

### **Kitchen**

10' 1" max x 12' 6" ( 3.07m max x 3.81m )  
Double glazed window to rear and side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, plumbing and space for washing machine, space for fridge freezer, pantry cupboard, vinyl flooring, radiator, door to garden.

### **Landing**

Double glazed window to side aspect, stairs from entrance hall to first floor landing, doors to all bedrooms, shower room and wc.

### **Bedroom One**

12' 8" max x 11' 6" max ( 3.86m max x 3.51m max )  
Double glazed window to front aspect, built in wardrobe, radiator.

### **Bedroom Two**

9' max x 12' 9" max ( 2.74m max x 3.89m max )  
Double glazed window to rear aspect, cupboard housing gas fired central heating boiler, built in wardrobe, radiator.

### **Bedroom Three**

10' 1" x 7' 4" ( 3.07m x 2.24m )  
Double glazed window to rear aspect, radiator.

### **Shower Room**

Double glazed window to rear aspect, suite comprising shower cubicle with mains fed shower, pedestal sink, part tiled walls, chrome heated towel rail, vinyl flooring.

### **Wc**

Double glazed window to front aspect, suite comprising low level wc.

### **External**

Externally the property is approached via a shingled driveway with access to the front and rear of the property with the rear being mainly laid to lawn with patio area and brick built shed providing electricity and space for tumble dryer, there is also an attached outside wc.



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welcome to

## Coniston Close, Norwich

- GUIDE PRICE £260,000 - £270,000
- FOUR BEDROOMS
- DRIVEWAY PARKING
- IDEALLY LOCATED FOR THE UNIVERSITY OF EAST ANGLIA
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR105800 - 0011

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william h brown



**01603 667077**



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**williamhbrown.co.uk**