



Pine Close
Norwich, Norfolk NR4 7PU
Offers In The Region Of £270,000

claxtonbird
residential

Pine Close, Norwich, Norfolk NR4 7PU

Located in a peaceful residential area, this charming townhouse combines modern living with a serene environment, just a short distance from the highly regarded Newmarket Road. Inside, you'll find a contemporary interior featuring a well-designed sitting and dining room that flows seamlessly into the modern kitchen. On the first floor, there are two comfortable bedrooms, a well-appointed bathroom, and a unique study mezzanine area that can serve as an ideal workspace. Externally, the property boasts a south-facing low-maintenance garden, perfect for enjoying during the warmer months. Nearby, there is resident parking available, as well as a private en bloc garage.

Entrance Hall

Glazed entrance door, stairs to first floor, storage cupboard and radiator.

Cloakroom

Modern white suite comprising built-in WC, corner wash hand basin with mixer tap, chrome towel rail radiator and replacement double glazed window to front aspect.

Sitting / Dining Room 14'6 x 13'6 (4.42m x 4.11m)

Timber bi-folding doors leading out to the garden, coving, wooden floor and radiator.

Kitchen 11'5 x 8'5 (3.48m x 2.57m)

Fitted kitchen comprising wall and base units with work surfaces over, inset single drainer sink unit with mixer tap, built-in electric oven with induction hob, plumbing for washing machine, space for upright fridge freezer, understairs storage cupboard, chrome towel rail and replacement double glazed window to front aspect.

First Floor Landing

Built in storage cupboard, and stairs to second floor mezzanine study.

Bedroom 14'5 x 10'6 max (4.39m x 3.20m max)

Two replacement double glazed windows to front aspect and radiator.

Bedroom 14'6 including wardrobes x 9'1 (4.42m including wardrobes x 2.77m)

Two replacement double glazed windows to rear aspect, fitted wardrobes and radiator.

Bathroom

White suite comprising bath with mixer shower over, built-in double WC, wash hand basin set in vanity unit and chrome towel radiator.

Mezzanine Study 14'6" x 6'9" restricted head height (4.42m x 2.06m restricted head height)

Two replacement double glazed windows to front aspect and gas central heating boiler.

Outside

Set within well-maintained communal gardens with resident parking available, and a private en bloc garage nearby. The property itself offers an open-plan garden to the front, whilst at the rear there is a delightful southerly-facing bisected garden laid to paving and shingle with shrub borders.

Agents Note

Council Tax Band C

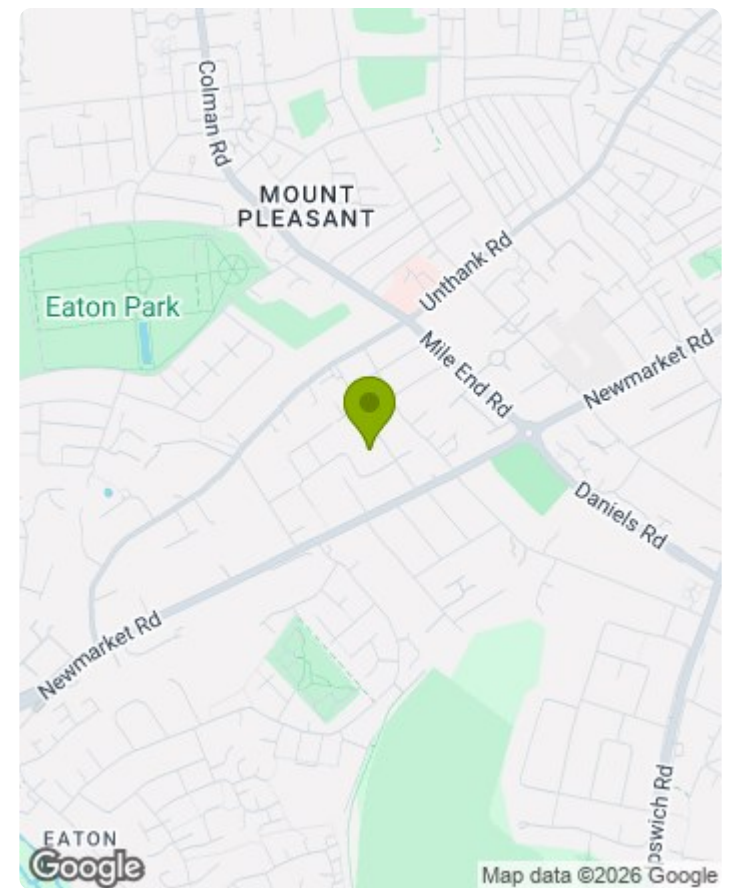
The vendors have informed us of the following lease information:

Lease Length: 999 years
Lease Remaining: 940 years approximately
Annual Ground Rent: £40
Annual Service Charge: £1400 approximately





While 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 misstatement. 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.
Made with images 1/2/2016



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird
residential

