

House - End Terrace

SANDY LANE LAKENHAM NORWICH NR1 2AB

Offers In Excess Of

£260,000

FEATURES

- Three Bedrooms
- End Terrace
- Corner Plot
- Sitting room/dinning room
- Kitchen
- Separate wc
- Driveway
- Summer House
- Garden
- Close to shops



FREEHOLD



3 Bedroom House - End Terrace located in Norwich

Welcome to Lakenham a desirable area to the south of Norwich, this stunning end terraced house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Set on a generous corner plot, this property boasts three well-proportioned bedrooms, making it ideal for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming entrance hall that leads into a bright and airy sitting/dining room, perfect for family gatherings or quiet evenings in. The modern fitted kitchen is both functional and stylish, catering to all your culinary needs. Upstairs, you will find three comfortable bedrooms, complemented by a contemporary shower room and a separate WC, ensuring convenience for all family members.

The outdoor space is equally impressive, featuring a beautifully landscaped rear garden complete with a hot tub enclosure, a large summerhouse, and a practical outbuilding that provides additional utility space and an extra WC. The driveway offers off-road parking for several vehicles, while the substantial side garden presents exciting potential for future development, subject to planning permission or just extra garden space.

With double glazing and gas central heating throughout, this home is not only aesthetically pleasing but also energy efficient. The high standard of presentation means you can move straight in. This superb family home is a rare find in the current market, and we invite you to come and view it to fully appreciate its full potential. Perfect for the sunny summer months ahead.

Entrance Hall

Sealed unit double glazed door, stairs to first floor, under stairs cupboard, doors to sitting room and kitchen.

Kitchen

12'5 x 10'2

Sealed unit double glazed windows, range of base and wall units, space for fridge/freezer and washing machine, free standing electric cooker, pantry cupboard, wall mounted gas boiler door to rear, radiator.

Sitting Room

20'9 x 12'9

Sealed unit double glazed windows to front and rear, fireplace and wood burner, radiator.

landing

Doors to all bedrooms, bathroom and WC, loft.

Bedroom One

8'9 x 13'3

Sealed unit double glazed windows to front, radiator.

Bedroom Two

11'6 x 12'9

Sealed unit double glazed window to rear, two built in cupboards, radiator.

Bedroom Three

10'1 x 7'7

Sealed unit double glazed windows to rear, radiator.

Bathroom

Sealed unit double glazed window to rear, large walk in shower with dual heads, glass screen, tiled walls, hand wash basin, heated towel rail, extractor fan, radiator.

WC

Sealed unit double glazed window to front, low level WC, tiled walls and floor.

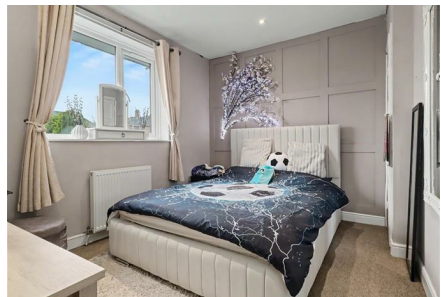
Outside

Rear garden laid to lawn, patio and decking with a home office with power at the far end of garden, brick built storage with another separate shed for storage, covered space for a hot tub, gate giving access to front. The front has a driveway which then leads to the further side garden.





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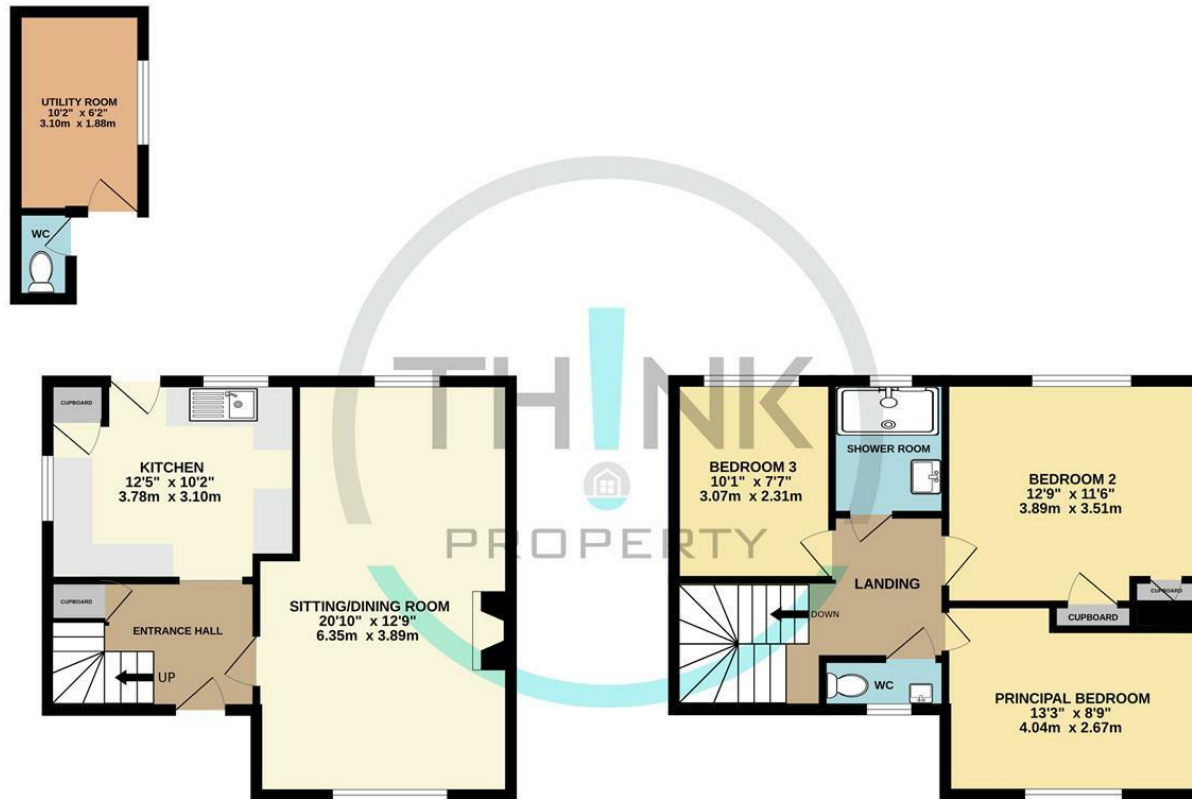
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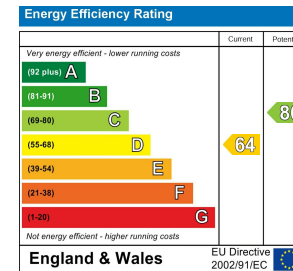
Council Tax Band
B

GROUND FLOOR

1ST FLOOR



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