



Coniston Close, Norwich NR5 8LU

welcome to

Coniston Close, Norwich

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

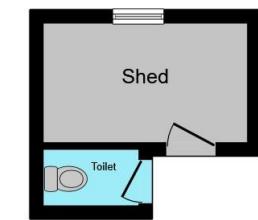
Externally the property is approached via a shingled driveway with access to the front and rear of the property with the rear being mainly laid to lawn with patio area and brick built shed providing electricity and space for tumble dryer, there is also an attached outside wc.



Ground Floor



First Floor



Outbuilding

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.focalagent.com



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welcome to

Coniston Close, Norwich

- SEMI DETACHED HOME
- 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

offers over

£280,000



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Property Ref:
UNR105800 - 0010

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Please note the marker reflects the postcode not the actual property



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