

Features

- Four Bedroom Chalet
- Two Receptions
- Newly Installed Kitchen
- Recently Decorated
- Sought After location

Tenure

Freehold



£325,000

Angela Crescent, Norwich, Norfolk, NR10 3HE

GENEROUS SIZE home, newly renovated to a high Standard , this chalet is ideal for many. Benefiting from being located within Horsford, all local amenities are nearby along with great transport routes. Boasting four bedrooms, two receptions, shower room and family bathroom. Welcoming lounge leading to a conservatory, bespoke modern fitted kitchen and Sun room. The detached garage and generous driveway offers ample off road parking which, along with the immaculate private garden.



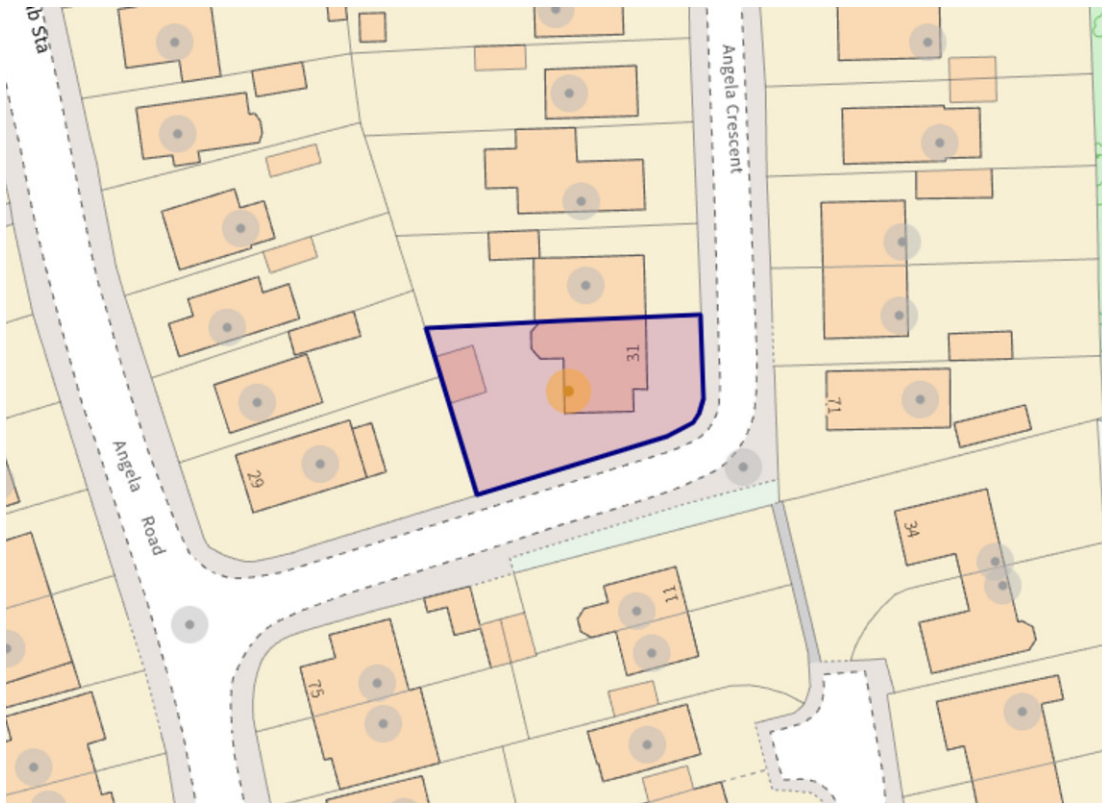
3



2



2



Property Description

Entrance Hall

Tiled Flooring, wall mounted radiator, doors leading to lounge, shower room, bedroom 3 and 4.

Kitchen

uPVC double glazed window to the side aspect and front aspect, matching range of NEW modern base and wall mounted units set beneath complimenting roll edge work surfaces, matching splash back, inset electric hob with extractor hood above, integrated cooker, inset stainless steel sink and drainer unit with swan neck tap over, tiled flooring, exposed beams, inset down lights, wall mounted radiator, stairs rising to the first floor, doors leading to the sun room and entrance hall.

Lounge

Wall mounted radiator, double glazed sliding doors leading to the conservatory, wood effect tiled flooring and coved ceiling.

Bedroom 3

uPVC double glazed windows to the front aspect, tiled flooring, wall mounted radiator and coved ceiling.

Bedroom 4

uPVC double glazed window to the rear aspect, wall mounted radiator.

Shower Room

Pedestal hand wash basin, low level W.C with dual flush, wall mounted heated towel rail, fully tiled, walk in shower and access to the airing cupboard.

Sun Room

uPVC Double glazed widows to the front and side aspects, tiled flooring, wall mounted gas boiler, work surface and doors leading to the kitchen and to the front garden.





Conservatory

Brick base with uPVC double glazed windows to all sides, double glazed French doors to the rear garden and tiled flooring.

Landing

Doors leading to bedroom 1, 2 and bathroom.

Bedroom 1

uPVC double glazed window to the rear aspect, wall mounted radiator, double doors to the eaves which is currently set up for a large walk in wardrobe.

Bedroom 2

uPVC double glazed window to the rear aspect, wall mounted radiator and exposed wooden flooring.

Bathroom

Situated on the first floor, this family bathroom features tiled floor and walls, wall mounted radiator, a three piece bathroom suite including a bath with glass shower screens with shower attachment, low level WC and large vanity unit with inset hand wash basin and Velux window.

Outside

Front Garden

To the front of the property is mainly laid to lawn which goes round to the side leading to a driveway with parking for various cars leading to the double garage and rear garden.

Rear Garden

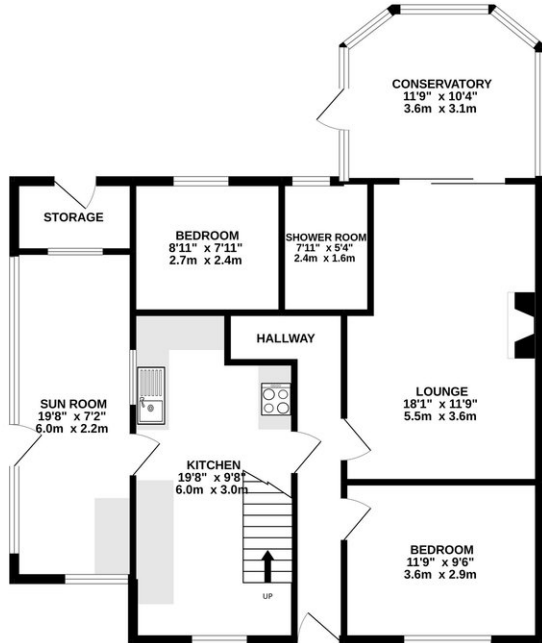
The Rear garden, which incorporates a brick weaved patio area, small lawn with various shrubs and hedges with access to the garage, conservatory and garden room.

Garage

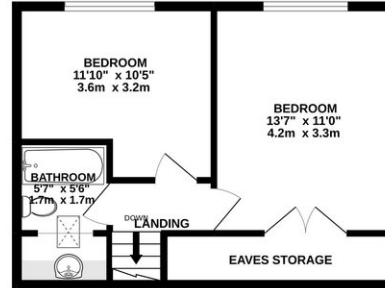
Tiled flooring, light and power, electric roller garage door to the front driveway, windows to the rear aspect and door leading to the rear garden.

Floorplan

GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.8 sq.m.) approx.

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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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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