

Heritage Homes

SALES | LETTINGS

Features

- 2 Bedroom detached bungalow
- 2 Receptions
- Conservatory
- Double glazing throughout

Tenure

Freehold



£280,000

41 Rosemary Road, Norwich, Norfolk, NR13 4QQ

The Broadland Village of Blofield Heath is situated East of Norwich City. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The Village along with the village of Blofield offers a wide range of amenities including a village school, local shops, garden centre and a public house. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities. Offered with NO ONWARD CHAIN



2



1



2



Property Description

Lounge

uPVC dual aspect to the front and side, carpet flooring, featured brick fireplace, ceiling fan, wall mounted radiator and textured ceiling.

Kitchen

uPVC double glazed window to the side aspect, matching range of base and wall mounted units set beneath complimenting roll edge work surfaces, tiled splash backs, inset gas hob with stainless steel extractor hood above, integrated eye level cooker, inset stainless steel sink and drainer unit with swan neck tap over, tiled flooring, coving to the ceiling and doors leading into the airing cupboard, garage and hallway.

Bedroom 1/Reception 2

uPVC double glazed windows to the side aspect, built in double wardrobe, textured ceiling, coving to the ceiling, featured fireplace and fitted carpet.

Bedroom 2

uPVC double glazed windows to the rear aspect, coving to the ceiling, wall mounted radiator and fitted carpet.

Bedroom 3

uPVC double glazed French doors leading to the conservatory, built in double wardrobe with mirrored doors, coving to the ceiling, featured fireplace and fitted carpet.





Shower

uPVC double glazed frosted window to the side aspect, shower cubicle with power shower, vanity unit with inset hand basin with mixer taps over, low level WC , heated towel rail, tiled walls and tiled flooring.

Conservatory

Brick base with uPVC double glazed windows and double glazed French door to rear garden and tiled flooring.

EDITVIEW

Garage

Double window and door to the side aspect, electric roller door, door to the W.C and Kitchen.

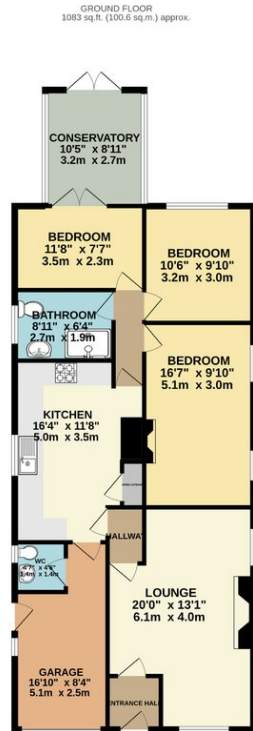
Outside

To the front of the property there is a single Garage with an electric roller shutter door with a driveway in front providing parking for several vehicles.

The front is a good size which is mainly shingled with shrubs and hedging.

To the rear of the property there is another good size low maintenance garden, mainly patio with shrubs and bushes to the borders.

Floorplan



3 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.

Made with Metreplan. ©2022

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		