

3 Bedroom Detached House
23 Roundway Down
Norwich, NR7 0NR

Sefftons
ESTATE & LETTING AGENT

£350,000
www.sefftons.co.uk



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GUIDE PRICE £350,000-£375,000. EXTENDED, EXECUTIVE LINK-DETACHED HOME in a SOUGHT AFTER LOCATION. With TWO ENSUITE BEDROOMS and an OPEN PLAN kitchen/diner, this would make an IDEAL FAMILY HOME and has been exceptionally maintained by the current owners. Call Sefftons TODAY to organise your viewing.

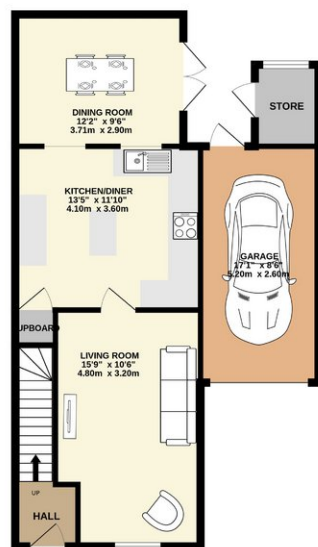
THE PROPERTY

The front door opens to the entrance hall, with stairs rising to the first floor and a door opening to the cosy living room, featuring an electric fireplace creating a perfect space to unwind with family. Heading towards the rear of the property is the fantastic, extended kitchen diner. Updated to a high specification by the current owners, this would be a fantastic entertaining space and hub of the home. The kitchen boasts integrated appliances, a kitchen island/breakfast bar, and a modern look throughout, opening into the dining space, enjoying views of the rear garden with French doors leading out. Up on the first floor are three, well proportioned bedrooms. Two benefit from contemporary, ensuite shower rooms whilst the third utilises the family bathroom.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error. Details of floor-constructors. 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 is given as to their operability or efficiency on the day given.

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