



Sefftons
ESTATE & LETTING AG

5 Bedroom Detached House
34 Beechbank Drive
Norwich, NR13 5BW

£600,000
www.sefftons.co.uk



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Offered CHAIN FREE, This BEAUTIFULLY PRESENTED, DETACHED FAMILY HOME is finished to a HIGH SPECIFICATION throughout, sitting on an EXCEPTIONAL, PRIVATE PLOT. Having been extended by the current owners and with many upgrades throughout, the property offers flexible, generous accommodation with ANNEXE POTENTIAL making this much loved home an essential viewing.

THE PROPERTY

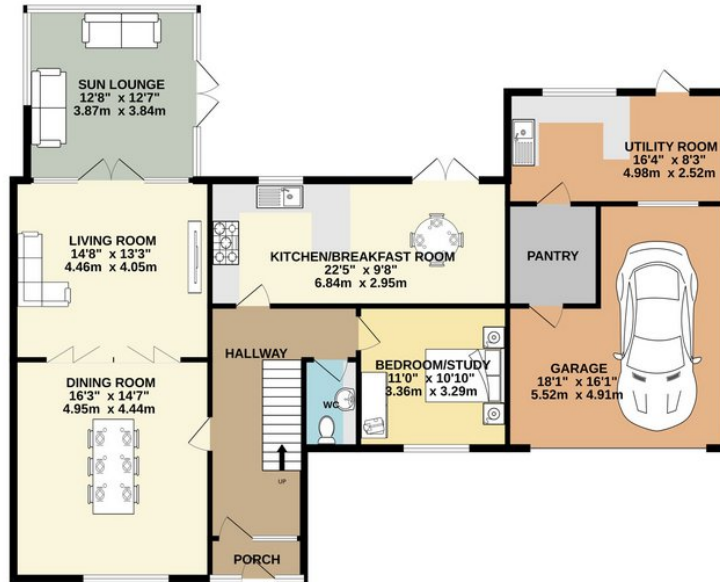
The home comprises of an extended ground floor with feature sun lounge with underfloor heated tiles added in 2018 and enjoying views of the beautiful garden at the rear. It offers two well proportioned reception rooms, with the front room currently utilised as a dining room, opening into the living room at the rear via folding doors, however these could be swapped by the new owners to suit their lifestyle.

The high specification German kitchen/breakfast room is the real heart of the home, benefitting from an abundance of storage units, which all have pull out drawers, alongside roller shutter cupboards providing space to tuck away small appliances for a sleeker look. There is a five burner Neff gas hob, a Samsung pyrolytic self cleaning oven, and a dining table situated at the far end of the room, with views to the outside. A substantial pantry leads to a stylish and spacious utility room. These alongside the garage offer annexe potential subject to the relevant permissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

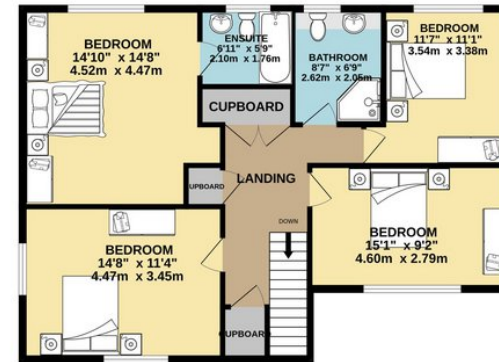
GROUND FLOOR
1527 sq.ft. (141.8 sq.m.) approx.



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

1ST FLOOR
867 sq.ft. (80.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2393 sq.ft. (222.4 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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