



Pendlesham Rise, Thorpe Marriott, Norwich

Guide Price £210,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Semi-Detached Home
- ✓ Spacious Sitting Room
- ✓ Kitchen/Diner with Garden Access
- ✓ Two Double Bedrooms
- ✓ Low Maintenance Garden with Garage Access
- ✓ Parking Space & Garage
- ✓ Modern Gas Combi Boiler

To arrange an accompanied viewing please call our Costessey Office on 01603 336446





NO ONWARD CHAIN! Set within the popular Thorpe Marriott development is this TWO BEDROOM end terraced home which is READY TO MOVE INTO. Having been a SUCCESSFUL INVESTMENT, along with an enjoyable family home, this home is now ready for the next purchaser to make it their own. The property benefits from an entrance hall, with access to the SITTING ROOM which has BUILT IN STORAGE, and in turn into the KITCHEN/DINER which overlooks the LOW MAINTENANCE REAR GARDEN. Upstairs, there are TWO DOUBLE BEDROOMS, with BUILT IN WARDROBES to one bedroom. To couple the accommodation, there is then a family bathroom. Externally, there is a PRIVATE GARDEN which has the RARE TRAIT of having ACCESS to the GARAGE from the garden. Along with the garage there is a PARKING SPACE. The property has a MODERN GAS COMBI BOILER, and is DOUBLE GLAZED throughout.

LOCATION

The well served village of Taverham and development of Thorpe Marriott offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets, library and excellent transport links via car and bus, with the A47 within easy reach.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 6XG), but to help you...Leave Norwich on the A1067 Drayton/Fakenham Road, and continue over the Norwich Ring Road. Continue past the

Royal Norwich Golf Club and on towards Drayton. At Drayton village centre, continue past the petrol station onto Fakenham Road, proceeding to take the second right hand turning onto Windsor Chase. Proceed along Windsor Chase, continuing until you reach a 'T' junction, taking a left hand turn onto Kingswood Avenue, then a right onto Pendlesham Rise. Proceed along the road, where the property can be found on the right hand side. To access the parking, take a right hand turn onto Rook Drive, where the garage and parking space can be found behind the property.

The property is approached with a small stoned frontage with hard standing pathway under cover, leading to the main entrance.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, doors to:

SITTING ROOM

16' 2" x 14' 9" Max. (4.93m x 4.5m) Continued wood effect flooring, radiator, built-in storage cupboard, uPVC double glazed window to front, door to:

KITCHEN/DINER

13' 6" x 8' 6" (4.11m x 2.59m) Fitted range of wall and base level units with complementary rolled edge work surfaces over, inset sink and drainer unit, inset gas hob with extractor fan and built-in oven, laminate flooring, space for fridge freezer and washing machine, radiator, uPVC double glazed window and door to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard housing gas fired combination boiler, uPVC double glazed window to side, loft access hatch, doors to:

DOUBLE BEDROOM

11' 7" x 10' 4" (3.53m x 3.15m) Fitted carpet, radiator, built-in double wardrobe, uPVC double glazed window to front.

DOUBLE BEDROOM

12' x 7' 1" (3.66m x 2.16m) Fitted carpet, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Three piece suite comprising low level W.C. with hidden cistern, hand wash basin with mixer tap, bath with thermostatically controlled shower over, laminate flooring, radiator, uPVC obscure double glazed window to rear, extractor fan.

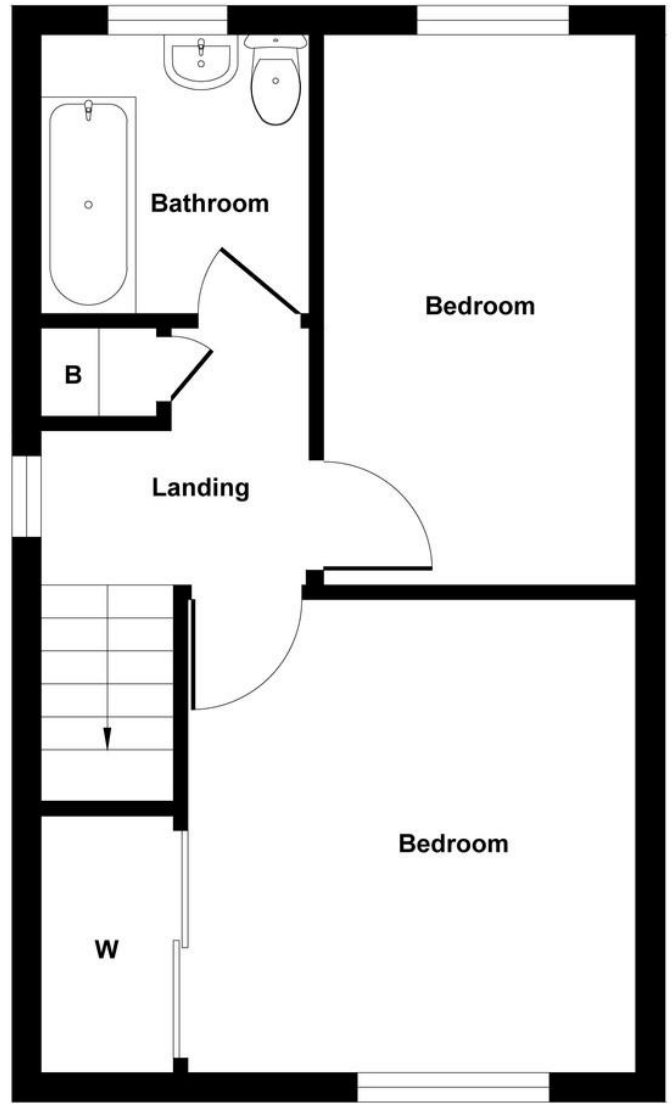
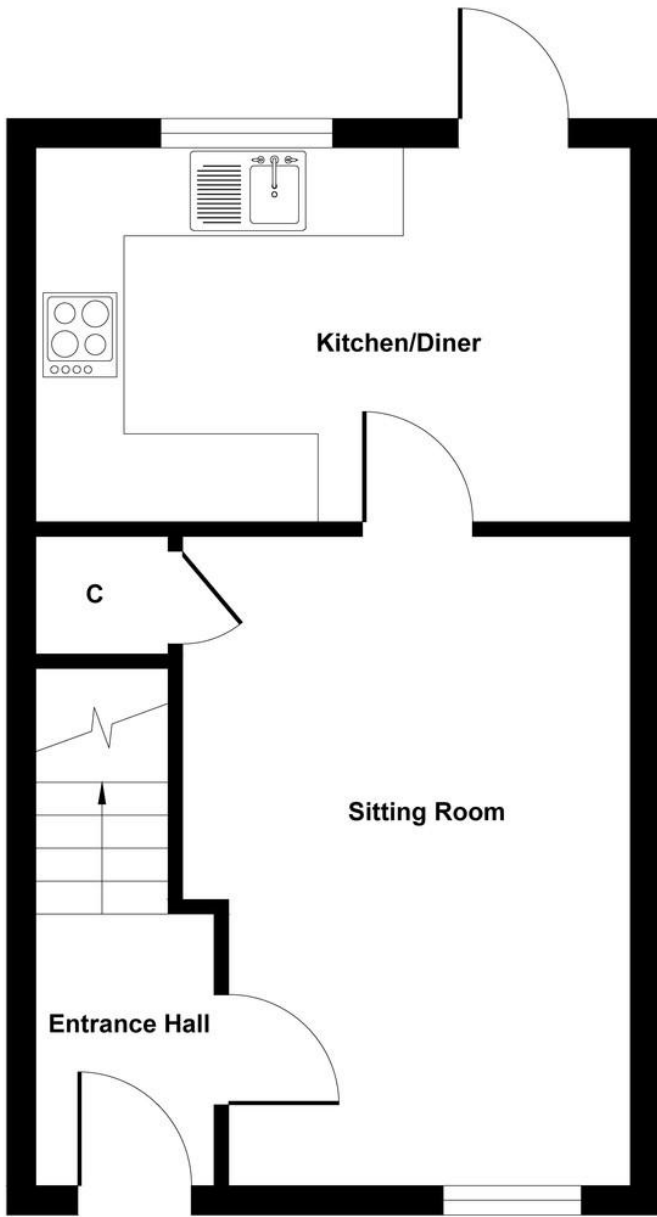
OUTSIDE REAR

Upon leaving the kitchen/diner you are immediately greeted with a private and low maintenance rear garden. With a hard standing pathway separating the garden which is mainly laid to stones, all enclosed via timber panelled fencing with space for a shed. Access is also provided to the garage.

GARAGE

18' 9" x 10' 1" (5.72m x 3.07m) Up and over door, personal door to rear garden.





Ground Floor
Approximate Floor Area
318 sq. ft
(29.54 sq. m)

First Floor
Approximate Floor Area
318 sq. ft
(29.54 sq. m)

Approx. Gross Internal Floor Area 636 sq. ft / 59.08 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements