



01603 620551  
arnoldskeys.com



Primrose Place . Norwich . NR2 2PU

Guide Price **£440,000**



**DESIGNED BY AWARD WINNING ARCHITECTS HUDSONS.  
ARNOLDS KEYS ARE DELIGHTED TO OFFER THIS  
CONTEMPORARY PAIR OF 3 BEDROOM HOMES SITUATED IN  
NORWICH'S HIGHLY SOUGHT-AFTER GOLDEN TRIANGLE. THE  
PROPERTY WILL BE FINISHED TO A VERY HIGH STANDARD AND  
BENEFIT FROM OPEN PLAN LIVING SPACE, EN-SUITE SHOWER  
ROOMS, GARDENS AND PARKING.**

**DESCRIPTION** The property is being built to a high specification by a reputable local builder who has previously built other homes in the immediate area. It is nicely tucked away from the hustle & bustle of Unthank Road, at the end of Primrose Place and provide an excellent opportunity to live in an energy efficient home close to all amenities. Tenure: Freehold EPC Rating: TBC Council Tax Band: TBC

#### **INTERNAL SPECIFICATION**

Heating by air source heat pump  
Down lighters to all rooms except bedrooms  
All light fittings to be low energy  
External lighting to entrance and parking bays  
Mains powered smoke alarm  
Mains powered burglar alarm  
Oak Veneer doors  
Satin chrome ironmongery  
Painted timber skirting, architraves, and door linings  
Plaster ceilings to all rooms  
Fully decorated in white  
Final specifications may vary.



**Arnolds | Keys**





### **KITCHEN**

Contemporary gloss fitted kitchen & worktops with soft close doors and drawers  
Integrated Neff electric double oven, Neff ceramic hob, Extractor hood, Neff dishwasher & Neff fridge/freezer.

Space & plumbing for washing machine

Tiled splashbacks to worktops

Vinyl tiling to floor area

Metallic sockets above worktops including USB point



### **BATHROOM & EN-SUITE SHOWER ROOM**

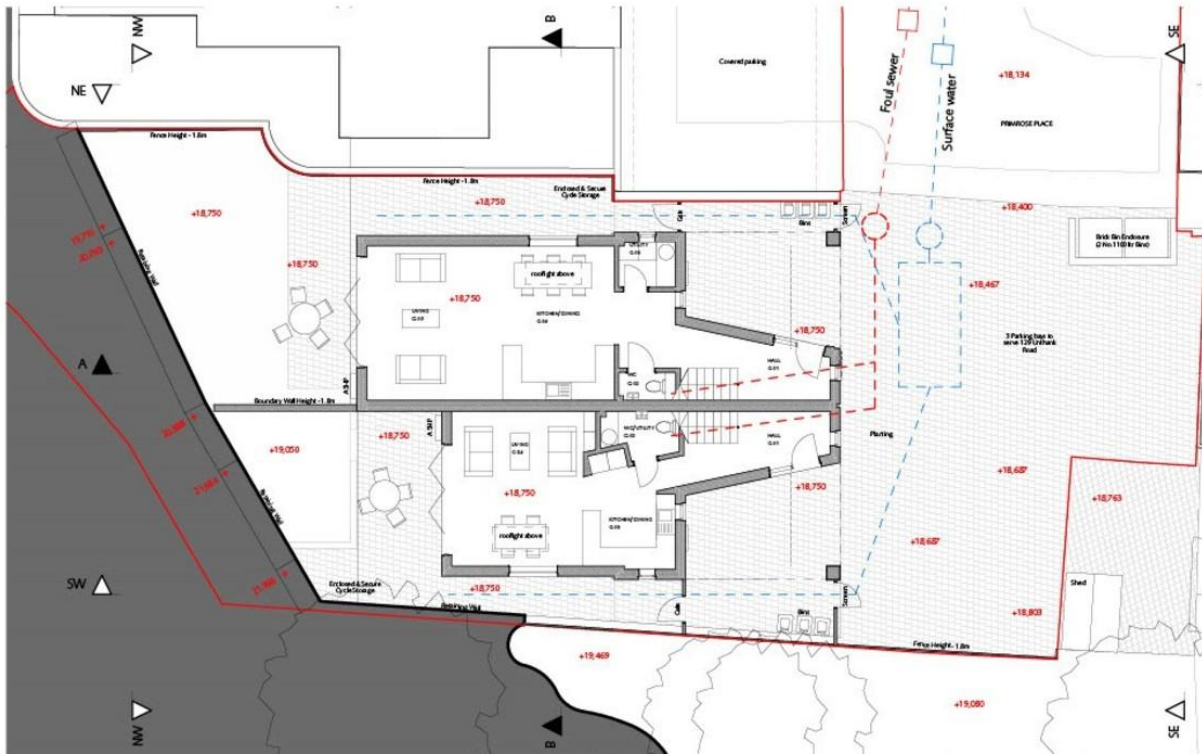
Roca fitted white sanitary ware & panelled bath

Hansgrohe taps & mixers

Chrome heated towel rails

Satin white ceramic tiles to showers, baths, and basins

Vinyl flooring to floor



**LOCATION** The property is conveniently located off Unthank Road in a particularly sought-after area. There are state and independent schools and a wide range of shops and public houses in the area, which has a 'village feel'. All the facilities of Eaton Park are a few minutes away. There is easy access from this area to the city centre, the A11, the University of East Anglia, Norfolk & Norwich University Hospital and the A47 Norwich southern bypass.



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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



01603 620551  
arnoldskeys.com

city@arnoldskeys.com

Arnolds | Keys