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Primrose Place . Norwich . NR2 2PU

**£395,000**

**DESIGNED BY AWARD WINNING ARCHITECTS HUDSONS.  
ARNOLDS KEYS ARE DELIGHTED TO OFFER THIS  
CONTEMPORARY 3 BEDROOM HOME 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 ROOM, GARDEN AND OFF-ROADING  
PARKING. DUE FOR COMPLETION LATE SUMMER 2021.**

**DESCRIPTION** Being built to a high specification with open plan living space, en-suite shower rooms, gardens and off-road parking by a reputable local builder who has previously built other homes in the immediate area. They are 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. Due for completion late summer 2021.

### **SPECIFICATION INTERNAL**

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



3



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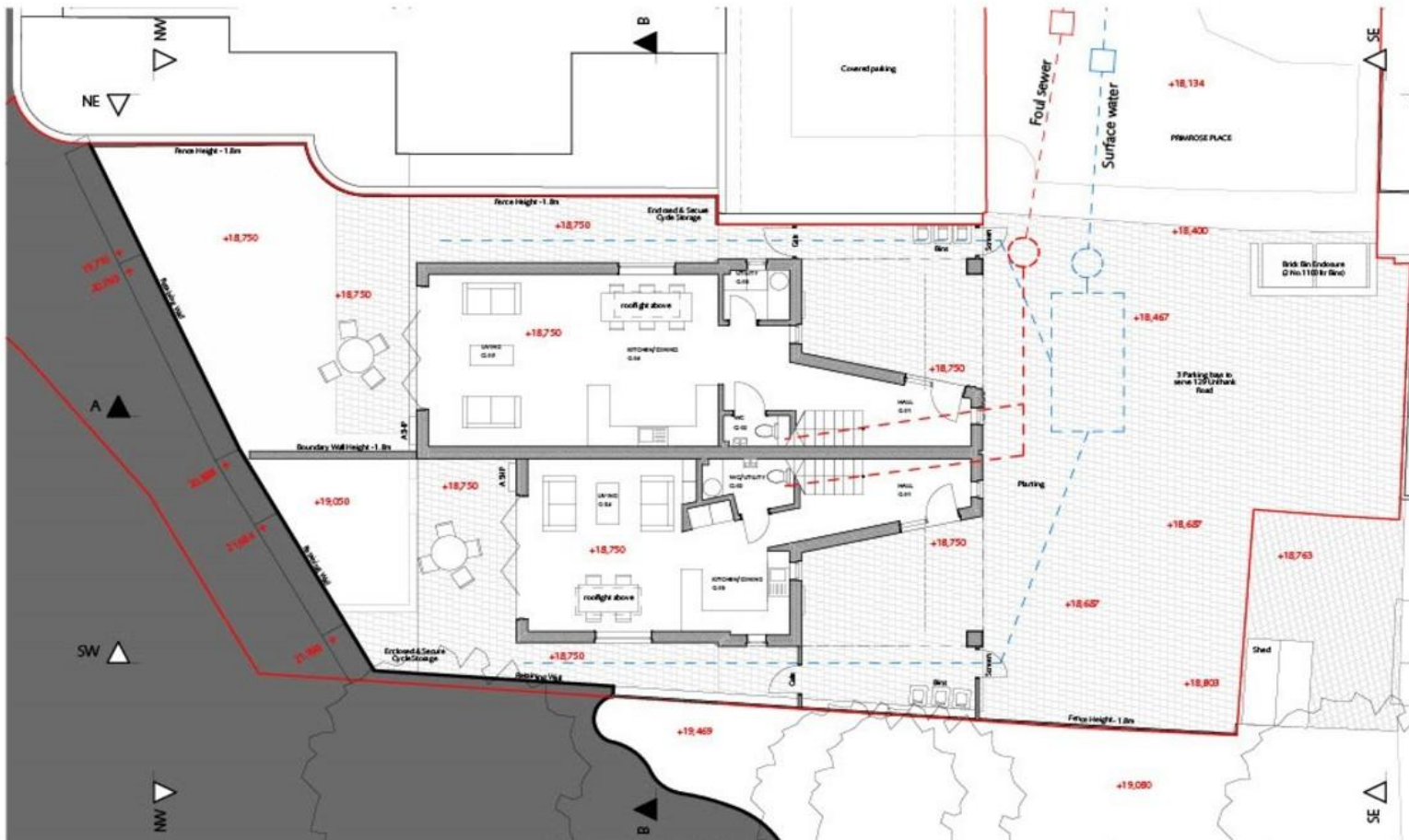


### ***KITCHEN***

Contemporary gloss fitted kitchen & worktops with soft close doors and drawers  
 Integrated electric Neff double oven  
 Neff ceramic hob  
 Neff 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



**AGENTS NOTE:**

The images shown are an example of the properties but may not be plot specific and are subject to change. Final specifications may vary.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.



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