



SOWERBYS

12 ELVEDEN CLOSE

Off Newmarket Road, Norwich,
Norfolk, NR4 6AS



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- Exceptionally Bright & Spacious Detached Home
- Extremely Versatile Accommodation
- Sitting Room with Feature Fireplace
- Dual Aspect Dining Room
- Double Car Port and Integral Double Garage
- Large Games Room with Bar & Full Size Snooker Table
- Multi-Purpose Room (Formerly Indoor Swimming Pool)
- Four Substantial Bedrooms
- Carriage Driveway and Secluded South Facing Garden

Norwich Office

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12 Elveden Close is a substantial and deceptively spacious detached family home, built in the 1970's. It has been substantially extended by the vendors and offers extremely versatile accommodation that can be adapted to suit a variety of needs. The property is being offered for sale for the first time in nearly 50 years.

Upon entering the property you are welcomed through the front door into a large porch, which in turn leads to the reception hallway. Featuring an internal glazed divide, the corridor then leads you through into the spacious principal living area.

The sitting room benefits from a feature fireplace and is open-plan to one end, leading through into a double aspect garden room with a door out to the picturesque garden. A sliding glazed door opens through into the double aspect dining room, with two large picture windows flooding the space with natural light. The kitchen is comprehensively fitted with a range of wall and base units and next to the kitchen there is a large storage cupboard.

The passageway from the kitchen leads to an integral double garage, a utility room, a substantial double car port and a fantastic spacious games room with a full size snooker table, table tennis table, drinks bar and WC. The games room features a picture window overlooking the wonderful garden and could be adapted to form a self-contained annexe, office or studio with its own entrance and car parking (subject to the necessary permissions).

The front hallway leads to a cloakroom that opens into a substantial self-contained multi-purpose room that opens out into the garden, originally built as an indoor swimming pool complex with changing rooms, shower, WC and kitchenette. We have been informed that the original pool remains below the current suspended floor so could be reinstated.

The principal bedroom suite on the ground floor features two fitted double wardrobes and there is also a large shower room and a study/dressing room. There are three further substantial double bedrooms on the first floor all benefiting from large windows and completing the first floor accommodation is a family bathroom. There is fantastic scope to create en-suite bathrooms in two of the upstairs bedrooms due to the amount of space these rooms offer.

Outside, 12 Elveden Close has a carriage driveway and parking for several vehicles. The rear south facing garden offers high levels of seclusion and privacy, laid principally to lawn, bordered by mature laurel hedging with an array of mature shrubs and trees.







NORWICH

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band G.

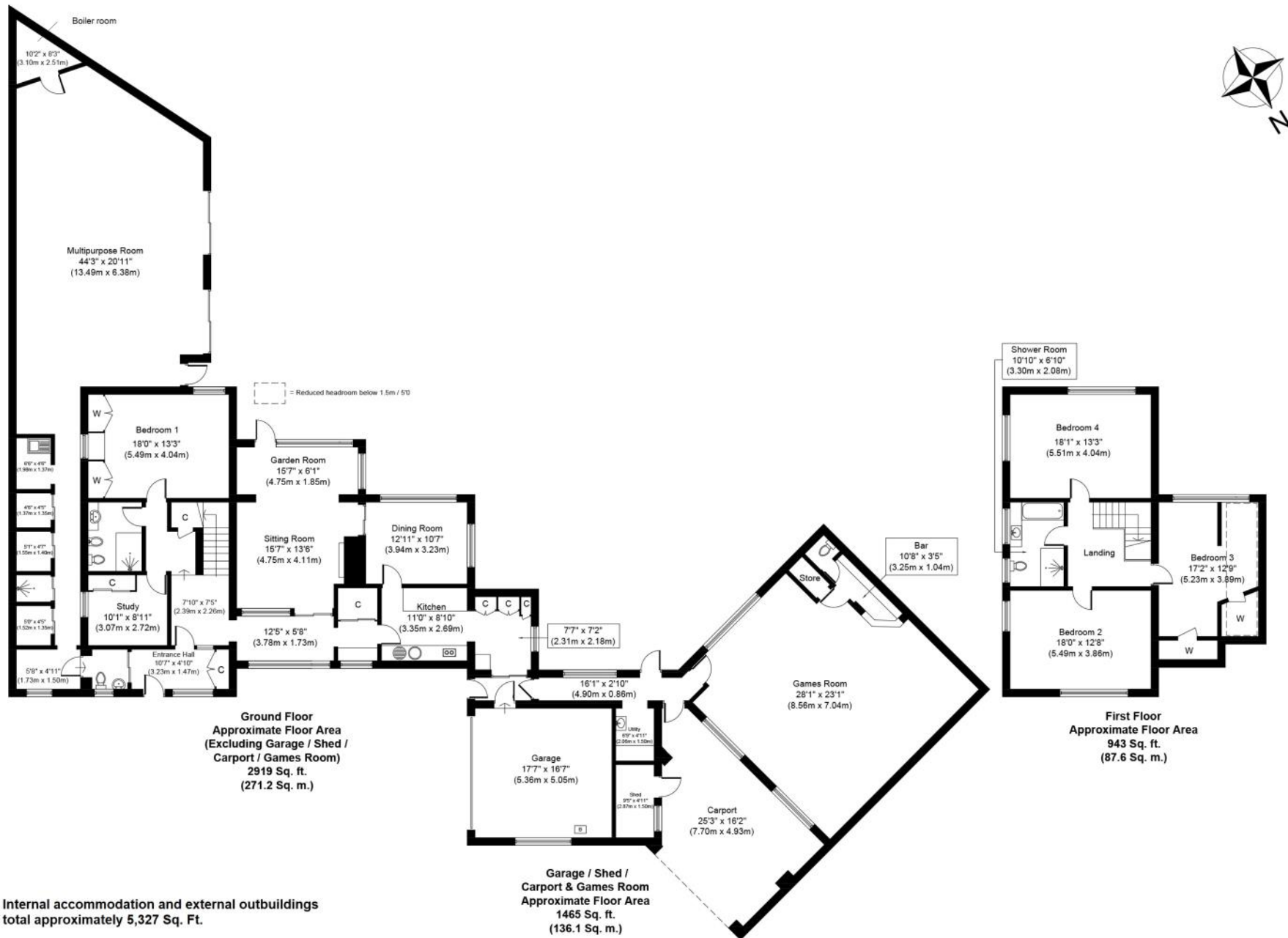
ENERGY EFFICIENCY RATING

D. Ref:- 8039-8028-8000-0917-9226

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.



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Internal accommodation and external outbuildings
total approximately 5,327 Sq. Ft.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant.

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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