

Arnolds | Keys

COLLECTION



51 Mousehold Lane, Sprowston, NR7 8HL
Guide Price £475,000



Property Features

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Two En-suite and Family Bathroom
- Kitchen/Breakfast Room
- Gas Central Heating and Double-Glazed Windows
- Good size Rear Garden
- Ample Garaging
- Annex Potential
- Close to Mousehold Heath

A spacious extended 4 bedroom detached house (potential to remodel to 6/7 bedrooms for multi-generational living) with 3 reception rooms, 3 bathrooms and a long rear garden with garaging/workshop space.



DESCRIPTION

Airedale Castle House offers excellent accommodation with clear potential to create further bedrooms or even convert the back of the house on the ground floor into a self-contained annex. The main bedroom with its enormous dressing area could easily be split into two separate bedrooms. The house benefits from gas central heating and double-glazed windows. Only by inspection can the size and flexibility of this interesting property be fully appreciated.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL

18' 6" x 5' 4" (5.64m x 1.63m) Double entrance doors. Radiator. Dado rail. Under stairs recess. Staircase to first floor landing. Decorative coving. Ceiling rose.

CLOAKROOM

5' 2" x 3' 1" (1.57m x 0.94m) White WC and suspended corner hand wash basin with tiled splashback.

LOUNGE

28' 7 max" x 11 max' (8.71m x 3.35m) Three radiators. Feature fireplace with decorative fire surround and marble inset and hearth. Dado rail. Ornate plaster wall and ceiling mouldings. UPVC double glazed windows to front and side aspects.

SITTING ROOM

18' 1" x 12' 8" (5.51m x 3.86m) Concealed radiator. Coving. Two arched double-glazed windows to side aspect. UPVC double glazed windows either side of UPVC double glaze doors to a decked covered patio area.

FAMILY ROOM/BEDROOM 5

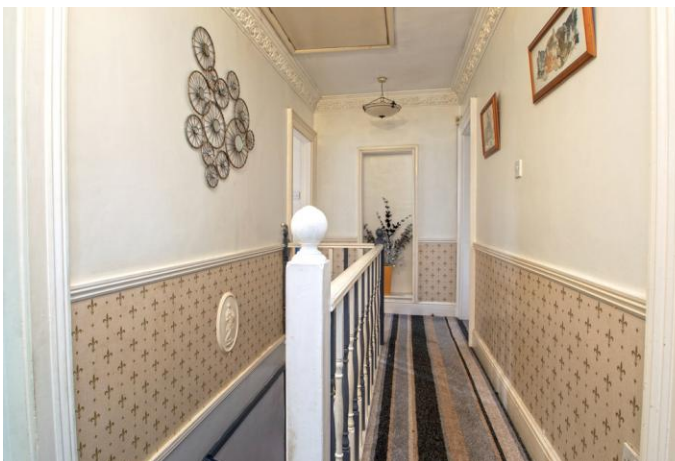
20' 10" x 12' 3 + recess" (6.35m x 3.73m) Two radiators. Coving. UPVC double glazed windows to side aspect. UPVC double glazed sliding patio door to a decked patio area and rear garden.



EN-SUITE WET ROOM

7' 10" x 6' 3" (2.39m x 1.91m) Part tiled walls and an electric shower unit with a drainer floor. White WC and wash basin with cupboard below. Radiator. Extractor. Coving. UPVC double glazed window to side aspect.







KITCHEN/BREAKFAST ROOM

21' 11" x 9' 2" (6.68m x 2.79m) Worktops with cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and glass fronted display cupboards with some concealed lighting below. Space for an electric cooker with stainless steel splashback and a stainless-steel extractor above. Tall storage cupboard with a wall mounted gas fired boiler. Space for an American style fridge/freezer. Telephone point. Radiator. UPVC double glazed windows to front and side aspects.



FIRST FLOOR

LANDING

Decorative coving. Loft access hatch.

BEDROOM 1

19' 7" x 12' 3" (5.97m x 3.73m) Radiator. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

DRESSING AREA

17' 6" x 15' 10" (5.33m x 4.83m) Radiator. Range of fitted wardrobes with matching overhead cupboards. Inset ceiling spotlights. Coving. UPVC double glazed window to rear aspect.

EN-SUITE BATHROOM

10' 4" x 9' 10" (3.15m x 3m) White suite comprising panelled corner bath. Pedestal wash basin. WC. Tiled corner shower cubicle with a thermostatic mixer shower, mixer tap and rainfall fitting above. Half tiled walls. Two towel radiators. Extractor. Inset ceiling spotlights. High-level UPVC double glazed window to side aspect.



BEDROOM 2

150' 5 max" x 110' 0 max" (45.85m x 33.53m) Two radiators. Dado rail. Decorative coving. Ceiling rose. UPVC double glazed windows to side and front aspects.

BEDROOM 3

11' 0" x 10' 9" (3.35m x 3.28m) Radiator. Dado rail. Fitted wardrobes with overhead cupboards. Decorative coving. Ceiling rose. UPVC double glazed window to side aspect.

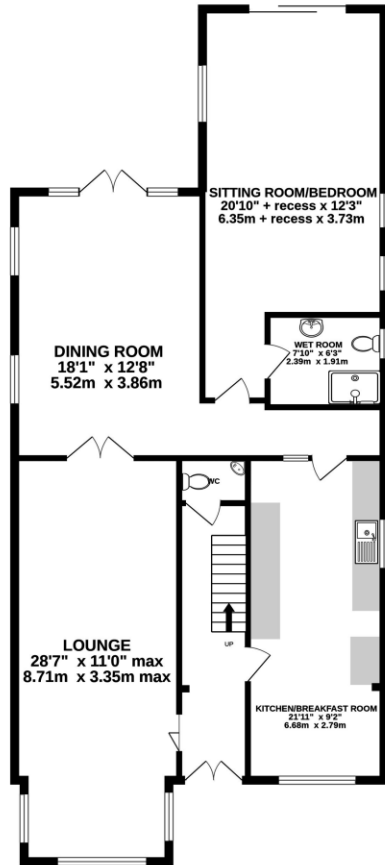
BEDROOM 4

14' 6" x 7' 0" (4.42m x 2.13m) These rooms could easily be converted back into two separate bedrooms with the other area measuring 9'1" x 7'6" (2.76m x 2.28m). Both rooms have radiators, dado rail and the smaller area has a fitted airing cupboard with slatted shelves and hot water cylinder. UPVC double glazed windows to front and side aspects.

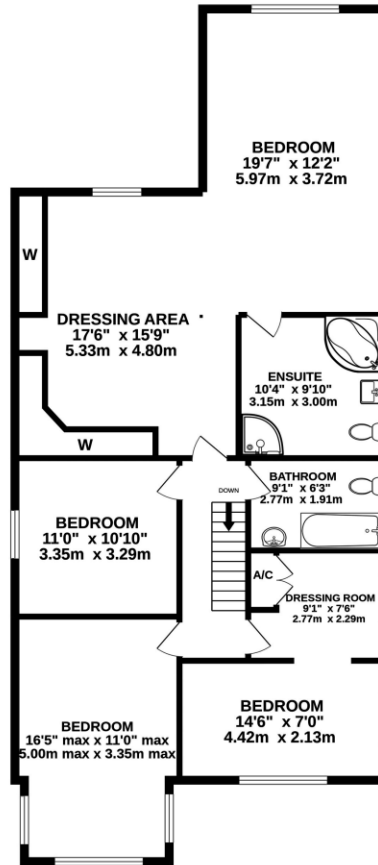
FAMILY BATHROOM

9' 1" x 6' 3" (2.77m x 1.91m) White suite comprising panelled double ended bath with mixer tap and shower attachment and a mixer shower above. Pedestal wash basin. WC. Wood effect flooring. Radiator. Extractor. Decorative coving. Inset ceiling spotlights. High-level UPVC double glazed window to side aspect. Small loft inspection hatch.

GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
1201 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 2401 sq.ft. (223.1 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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OUTSIDE

Decorative folding gates open to a wide tarmac driveway to the front of the property which extends to the side of the house through another decorative metal gate to the rear garden. The rear garden is enclosed and laid predominantly to lawn with a paved area around the garden pond. There is a large, decked patio area to the immediate rear of the property, part of which is covered. Towards the rear boundary is a large single garage 14' wide x 17'9" deep with up-and-over door, lighting, power points, window to side. Adjacent to this is a double garage/workshop with up-and-over door, folding glazed doors, light, and power measuring 19'9" deep x 19'4" wide plus work and storage areas which measure 14'3" x 7'10" plus 19'2" x 3'10" with a polycarbonate roof.

LOCATION

Sprowston is a popular suburban residential area on the North-eastern side of Norwich. Local amenities include shops and supermarkets, retail park, all levels of schools, sports and social club, garden centre and dental and medical facilities. Mousehold Heath is not far away and there are regular bus services from this area to Norwich city centre. There is also easy access to Norwich International Airport and the Broadland Northway.

VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551.

Freehold

EPC Rating D

Council Tax Band E

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Monday- Friday: 9am- 5.30pm

Saturday- Sunday: 9am- 4pm

Sunday- Closed

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