

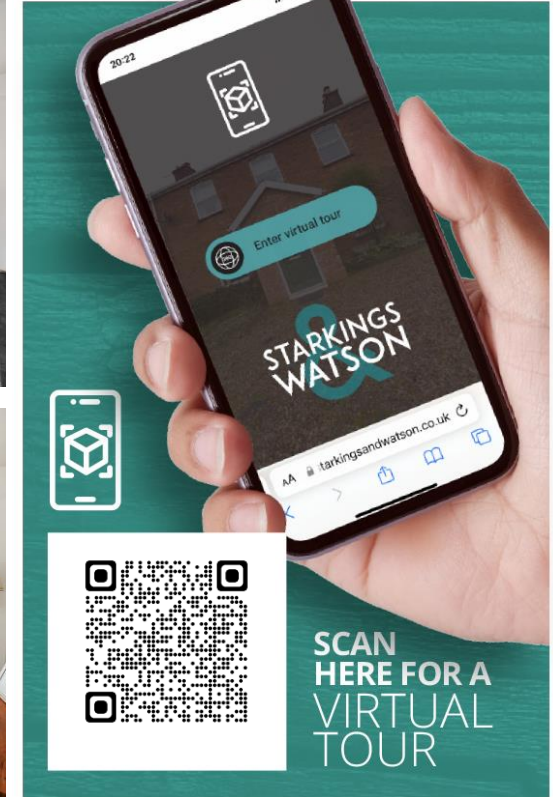
SUFFIELD COURT

Norwich NR3 3JF

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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- Superb End-Terrace Property
- Cul-De-Sac Location
- Re-Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom & En Suite
- Ground Floor Cloakroom
- Lawned Rear Garden
- Convenient for City Centre

This deceptively spacious end-terrace property of over 980 Sq. ft (stms) occupies a CORNER PLOT position in this sought after CUL-DE-SAC LOCATION, right in the heart of the NORTH CITY area, being close to a wide range of local facilities and with EXCELLENT ACCESS INTO NORWICH CITY CENTRE. The accommodation briefly comprises entrance hall, SUPERB FITTED KITCHEN/DINING ROOM with QUARTZ WORK SURFACES, spacious sitting room and cloakroom to the ground floor. Upstairs, the family bathroom and THREE FIRST FLOOR DOUBLE BEDROOMS, with one bedroom having an EN SUITE SHOWER ROOM completing this home. The property also benefits from a sizeable LAWNED GARDEN with a concrete pad ready for a garage/workshop (stp), double glazing, gas fired CENTRAL HEATING and communal OFF ROAD PARKING is available to the front of the property.

#### LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With excellent local bus routes a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR3 3JF), but to help

you...Proceed out of Norwich City Centre along Grapes Hill, and at the roundabout take the second exit onto St Crispins Road, at the next roundabout take the first exit onto Pitt Street and then turn right onto Waterloo Road. Take the next left onto Angel Road and left again into Suffield Court, where the property can be found on the right hand side, clearly identified by our for sale board.

The property is entered via a wrought iron gate with wrought iron railings to front and fenced borders, a concrete path then leads to the front door with plum slate edging.

Obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, uPVC obscure double glazed window to front, stairs to first floor landing, doors to:

#### SITTING ROOM

17' 4" x 11' Max (5.28m x 3.35m) Feature fire place, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, television point, smooth ceiling with picture rail.

#### CLOAKROOM

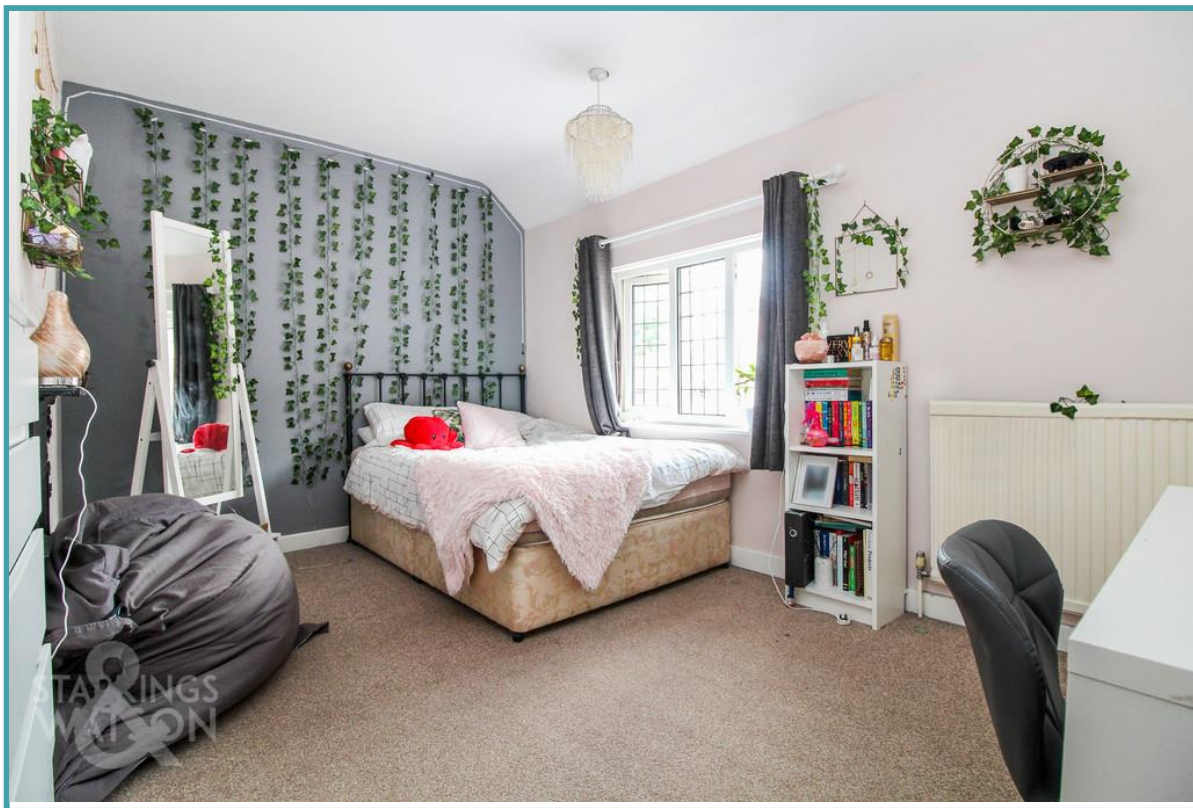
Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled flooring, uPVC obscure double glazed window to rear, smooth ceiling.

#### KITCHEN/DINING ROOM

17' x 11' Max (5.18m x 3.35m) Fitted range of wall and base level units with quartz work surfaces and inset sink and drainer unit with mixer tap, inset electric hob, built-in electric oven and extractor fan over, integrated fridge/freezer, space for dishwasher, space for washing machine, space for dining table, vinyl flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, built-in storage cupboard housing gas central heating boiler, smooth ceiling



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with picture rails.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

13' 3" x 11' 2" Max (4.04m x 3.4m) Feature cast iron fireplace, fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling, door to:

#### EN SUITE

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, aqua board splash backs, vinyl flooring, radiator, uPVC double glazed window to rear, smooth ceiling with extractor fan.

#### DOUBLE BEDROOM

13' 11" x 10' 2" Max (4.24m x 3.1m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, smooth ceiling.

#### DOUBLE BEDROOM

15' 1" x 7' 1" Max (4.6m x 2.16m) Feature fire place, fitted carpet, radiator, uPVC two double glazed windows to the rear, smooth ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear x2, smooth ceiling.

#### OUTSIDE

The property benefits from a well maintained lawned garden with shared gated access to the front of the property, wooden shed providing useful storage and concrete base for workshop or garage (subject to obtaining the relevant permissions and consents)

#### AGENTS NOTE

A shared passageway can be found to the right, with rights of access to the garden, with partial ownership by this property.

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

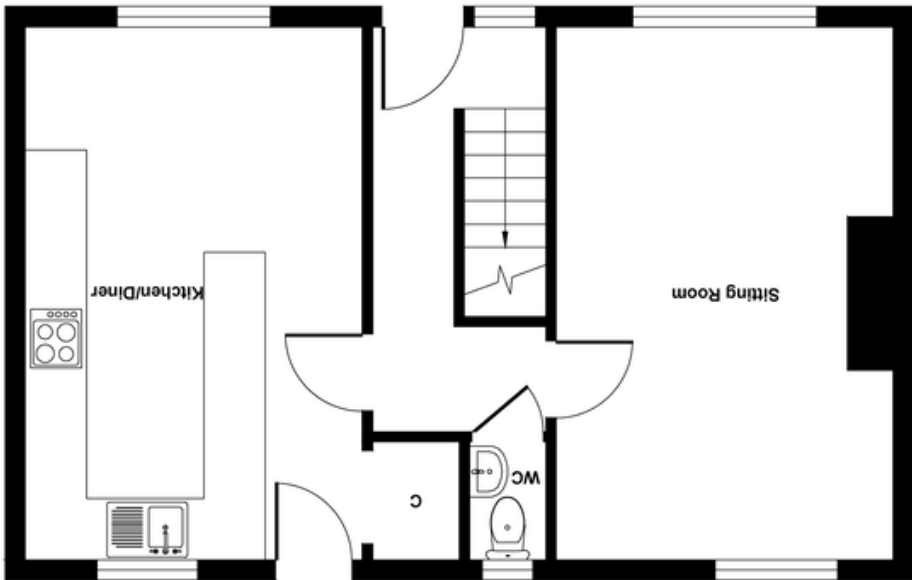
Price:



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Ground Floor  
Approximate Floor Area  
491 sq. ft.  
(45.61 sq. m)



Approx. Gross Internal Floor Area 982 sq. ft / 91.22 sq. m

First Floor  
Approximate Floor Area  
491 sq. ft.  
(45.61 sq. m)

