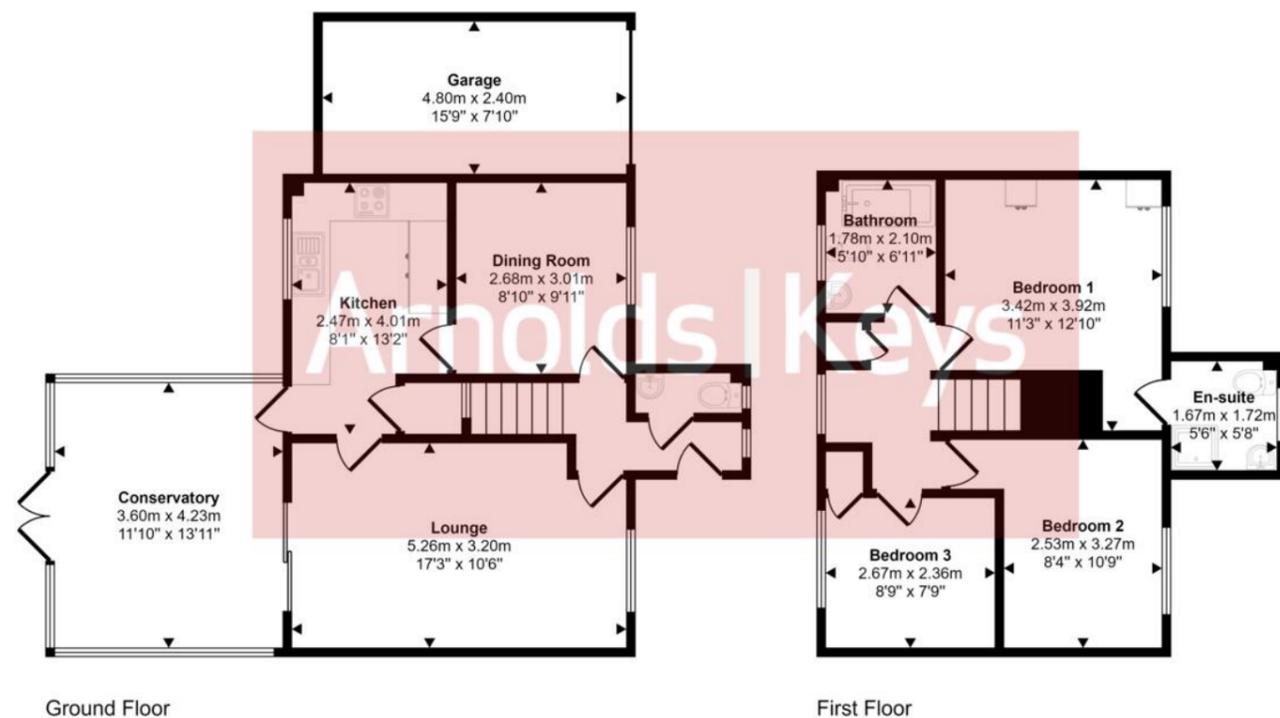




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**60 Blakestone Drive, Norwich, NR7 0LF**

**Guide Price £325,000**

A pleasantly positioned three bedroom detached family home with a large UPVC double glazed conservatory and an enclosed rear garden. This property benefits from gas central heating and UPVC double glazed windows and is offered for sale with no onward chain.

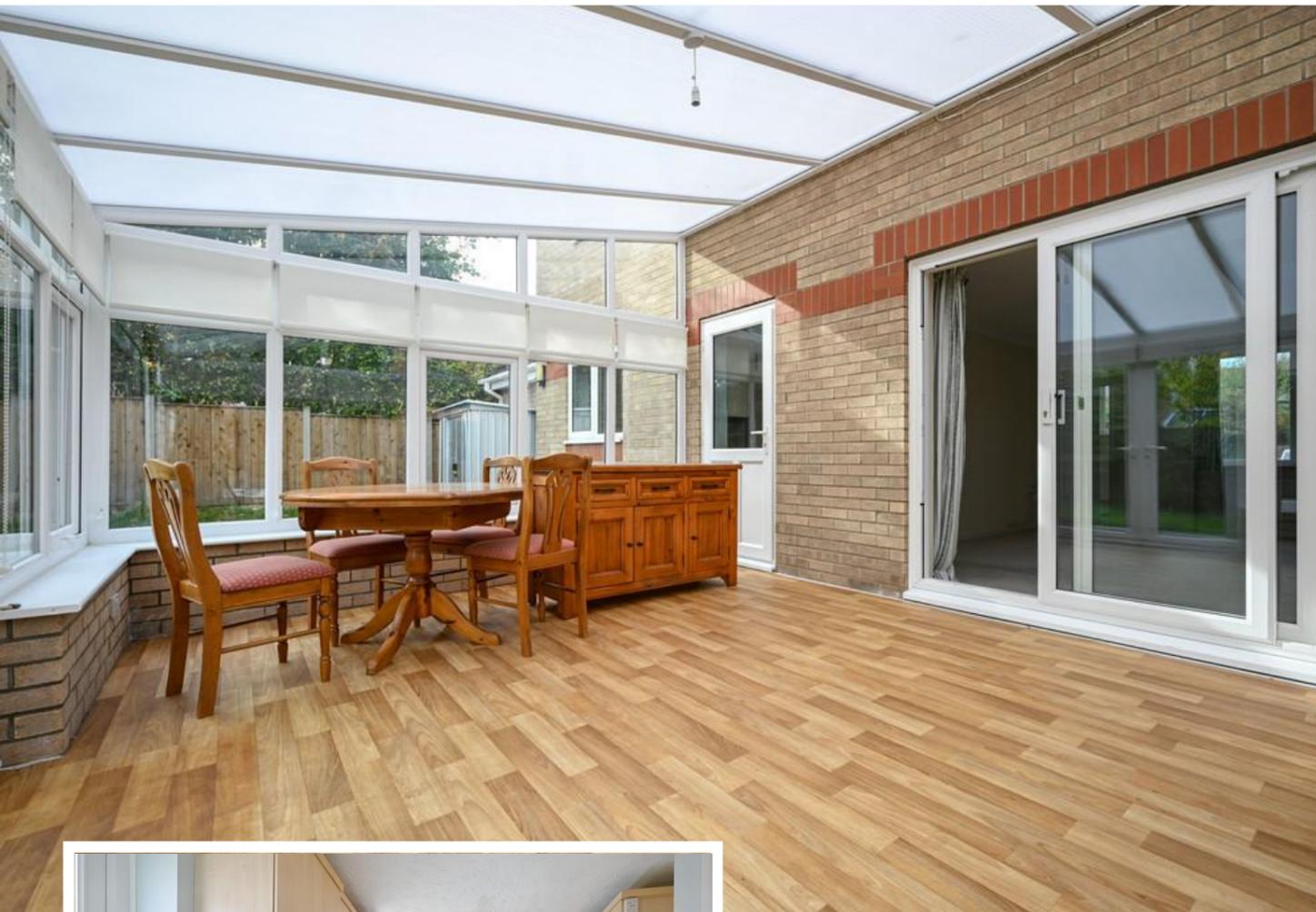
- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Large Conservatory
- No Onward Chain

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01603 620551

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

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.

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## Property Description

### ENTRANCE HALL

UPVC entrance door with two double glazed panels. Laminate floor. Radiator. Stairs to first floor landing. Coved and textured ceiling.

### CLOAKROOM

Matching WC and suspended hand wash basin with tiled splashback. Radiator. Coved and textured ceiling.

### LOUNGE

Two radiators. Decorative fire surround with marble insert and hearth. Capped gas point. Television and telephone points. Coved and textured ceiling. UPVC double glazed sliding patio doors to conservatory.

### CONSERVATORY

Double power points. Low brick construction with UPVC double glazed windows and doors and a polycarbonate roof. UPVC door with double glazed panel to the kitchen.

### KITCHEN

Worktops with cupboards and drawers below and an



inset stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Tall unit housing a built-in fan assisted double oven and grill with cupboards above and below. Inset five burner stainless steel gas hob with a stainless steel extractor above. Integrated fridge and freezer. Utility spaces below worktop with plumbing for washing machine and dishwasher. Tiled floor. Radiator. Cupboard concealing a wall mounted gas fired boiler. Built-in under stairs storage cupboard. Coved and textured ceiling.

### DINING ROOM

Radiator. Thermostat control for heating. Coved and textured ceiling.

### FIRST FLOOR

### LANDING

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Coved and textured ceiling with loft access hatch.

### BEDROOM 1

Radiator. Television and telephone points. Coved and textured ceiling.

### EN-SUITE SHOWER ROOM

Tiled corner shower cubicle with a mixer shower. Matching pedestal wash basin and WC. Part tiled walls. Radiator. Extractor. Coved and textured ceiling.

### BEDROOM 2

Radiator. Coved and textured ceiling.

### BEDROOM 3

Radiator. Coved and textured ceiling.

### FAMILY BATHROOM

White suite comprising panelled bath with tiled surround and a mixer shower above. Wash basin with cupboard and drawers below. WC. Tiled floor. Chrome towel radiator. Extractor. Coved and textured ceiling.

### OUTSIDE

The front garden is laid to lawn with shrub borders. A driveway leads to an adjoining garage with up and over door, light and power, overhead storage space. A pathway and a gate to the side of the property leads to the rear garden which is enclosed by fencing and laid to lawn with established shrubs. Outside cold water tap to the rear of the property.

### AGENTS' NOTES

Freehold. Mains gas, water, electricity and drainage are connected. Council Tax Band 'D' - Broadland District Council.

