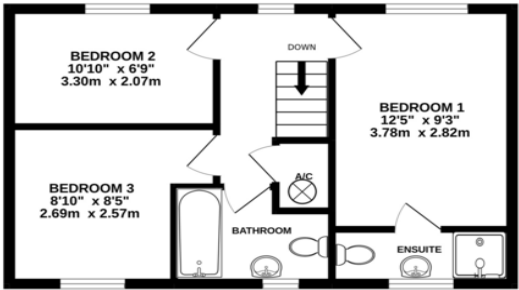
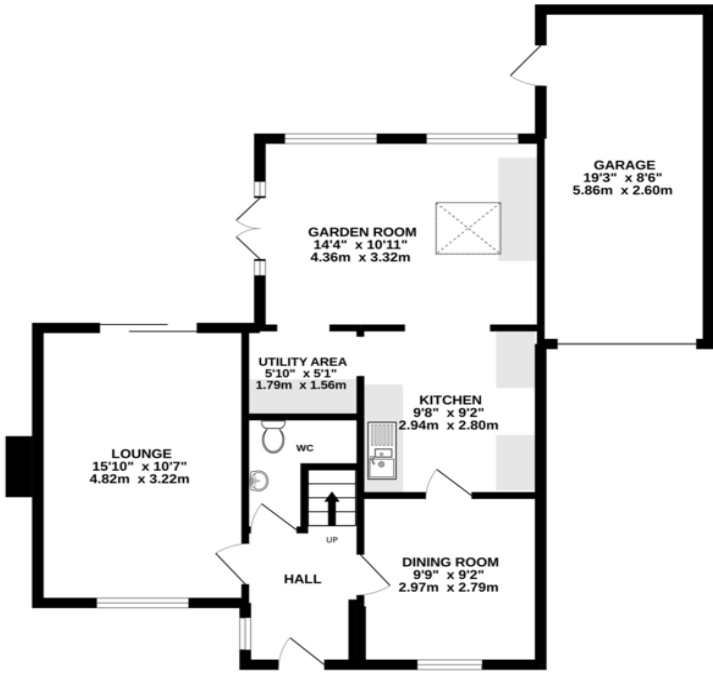


GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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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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 £210. 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 £250. 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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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.

Arnolds | Keys



7 Poppy Close, Ditchingham, NR35 2SG

Offers in excess of **£300,000**

An extended three bedroom detached with three reception rooms in a cul-de-sac location with a southwest facing rear garden. The property has a ground floor cloakroom, en-suite shower room and a bathroom, with an oil fired central heating system and double glazed windows.

- Extended Detached Family Home
- Cul-de-Sac Location
- South West Facing Rear Garden
- Three Bedrooms
- Three Reception Rooms

arnoldskys.com | 01603 620551



Property Description

ENTRANCE HALL

Panelled entrance door with spyhole and single glazed panel. Radiator. Telephone point.

CLOAKROOM

Matching WC and suspended hand wash basin with tiled splashback. Radiator. Under stairs recess. Extractor.

LOUNGE

15' 10" x 10' 7" (4.83m x 3.23m) Two radiators. Open fireplace with brick surround and a quarry tiled hearth. Television point. Double glazed window to front aspect. Double glazed sliding patio door to a paved patio and the rear garden.

DINING ROOM

9' 9" x 9' 2" (2.97m x 2.79m) Radiator.

KITCHEN

9' 8" x 9' 2" (2.95m x 2.79m) Worktops with cupboards and drawers below and an inset stainless one and a half bowl single drainer sink with mixer tap. Tiled



splashbacks. Matching wall cupboards with concealed lighting below. Space for electric range cooker with an extractor above. Tiled floor. Wall mounted oil fired boiler.

UTILITY AREA

5' 10" x 5' 1" (1.78m x 1.55m) Worktop and utility spaces below with plumbing for washing machine and dishwasher. Tall storage cupboard. Tiled floor. Radiator.

GARDEN ROOM

14' 4" x 10' 11" (4.37m x 3.33m) Tiled floor. Radiator. Television and telephone points. Space for American style fridge/freezer. Double glazed skylight window. Double glazed windows to rear aspect. Double glazed doors with double glazed side panels to patio and rear garden.

LANDING

Built-in over stairs airing cupboard with slatted shelf and hot water cylinder. Loft access hatch.

BEDROOM 1

12' 5" x 9' 3" (3.78m x 2.82m) Radiator.

EN-SUITE SHOWER ROOM

9' 2" x 3' 2" (2.79m x 0.97m) Tiled shower cubicle with a mixer shower and sliding screen door. Pedestal wash basin. WC. Fully tiled walls. Radiator. Shaver point. Extractor.

BEDROOM 2

10' 10" x 6' 9" (3.3m x 2.06m) Radiator.

BEDROOM 3

8' 10" x 8' 5" (2.69m x 2.57m) Radiator.

BATHROOM

8' 2" x 5' 7 max" (2.49m x 1.7m) Matching suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin. WC. Part tiled walls. Radiator. Extractor.

OUTSIDE

The front garden is laid to lawn with shrub borders. A driveway widens to the front of the property for additional parking space at least on the side of the house to an adjoining garage with a roller shutter door, light and power, overhead storage space, part glazed door to the rear garden. A gate and pathway to the side of the property leads to the rear garden which is south west facing, enclosed and laid to lawn with established trees and flower and shrub border. Timber and felt roof summer house with light and power. Plastic oil storage tank to the rear of the garage. Outside cold water tap to rear of property.

AGENTS' NOTES

Freehold

Oil fired central heating. Mains water, electricity and drainage

Council Tax Band 'D' - South Norfolk Council