

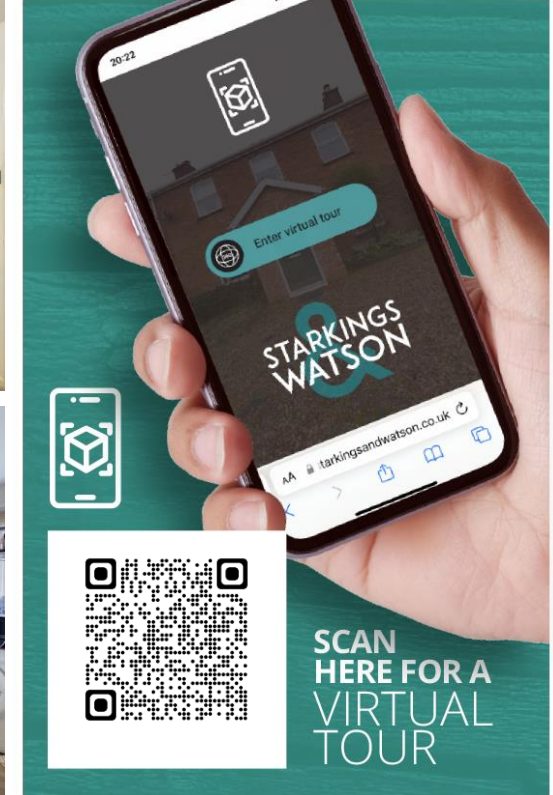
BRAMPTON COURT

Bowthorpe, Norwich NR5 9AN

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

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STARKINGS & WATSON

- No Chain!
- End-Terrace Home
- Approx. 960 Sq ft (stms)
- Integral Garage with Potential (stp)
- Hall Entrance with Cloakroom
- L-Shaped Kitchen/Breakfast Room
- Two Double Bedrooms
- Re-fitted Family Bathroom

IN SUMMARY

NO CHAIN. Offering approximately 960 Sq. ft (stms) including an integral 16' GARAGE which offers CONVERSION POTENTIAL (stp), this end-terrace home offers a TUCKED AWAY CUL-DE-SAC SETTING, with a MODERN INTERIOR. With the addition of a gas fired COMBI-BOILER and NEW BATHROOM, the property is ready to move in! The accommodation is arranged over THREE FLOORS including a ground floor entrance hall leading to a LARGE CUPBOARD, the integral garage, cloakroom and 14' KITCHEN/DINING ROOM. The first floor includes an L-SHAPED SITTING ROOM with an ATTRACTIVE VAULTED CEILING and FULL LENGTH WINDOWS to side, along with a DOUBLE BEDROOM and family bathroom. The top floor offers a LARGE DOUBLE BEDROOM with a VAULTED CEILING and LARGE WINDOW TO FRONT offering great natural light. Whilst there is no outside space, there is plenty of GREEN SPACE close by. The parking to front is all RESIDENTS, with access rights to the integral garage.

SETTING THE SCENE

Situated in a cul-de-sac which encompassed ample residents parking, access leads to the main property and integral garage. Whilst the parking in front of the garage is not included in the freehold, access has to be maintained at all times to the garage.

THE GRAND TOUR

Heading inside through the replacement front door, a large hall entrance offers stairs to the first floor and a large walk-in storage cupboard. Doors lead to the integral garage, and modernised cloakroom with a replacement radiator and storage under the sink. The kitchen/dining room is a good size, with windows to side, and an overall modern finish including an inset sink and drainer unit, gas hob, stainless steel splash back and built-in eye level electric double oven. There is ample space for a table and American style fridge freezer. Heading to the first floor, a door and stairs lead to the top floor, with doors leading to the sitting room, double bedroom and family bathroom. Starting with the family bathroom, this re-fitted suite offers tiled splash backs, a shower over the bath and a heated towel rail. The bedroom is a good sized double. The sitting room is an interesting room, with an L-shape design, vaulted ceiling and twin full length windows to side. New radiators have been installed, along with a modern décor. The top floor is dedicated to a main double bedroom with recessed storage and feature window to front.



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THE GREAT OUTDOORS

There is no garden space included with the property, but the garage is integral and includes an access from the front. The garage offers an up and over door to front, power and lighting.

OUT & ABOUT

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

FIND US

Postcode : NR5 9AN

What3Words : ///discrepancy.bucked.yours

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the 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:

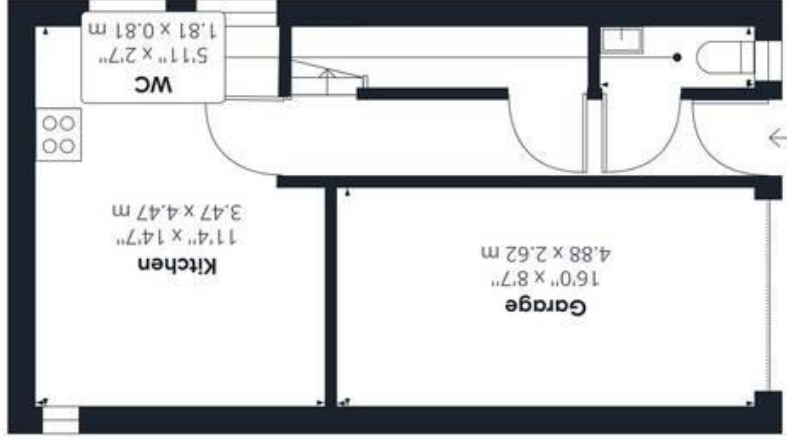


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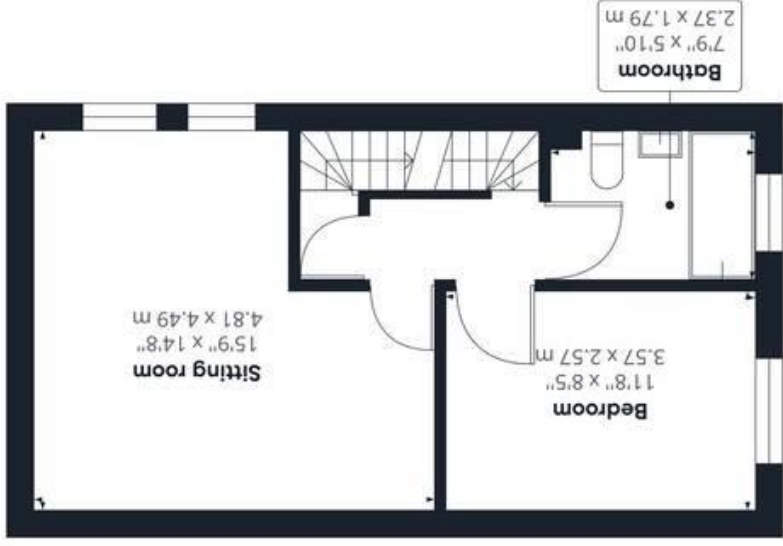
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Floor 2



Ground Floor



Floor 1

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area (1)
 960.38 ft²
 89.22 m²
Reduced headroom
 11.87 ft²
 1.10 m²