



13 Cardinal Close, Easton

Guide Price £300,000

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Easton, Norwich

GUIDE PRICE: £300,000 - £325,000 Discover comfort and convenience in this well-designed family home with a ground-floor layout that seamlessly combines functionality and style. With a cosy lounge, bright conservatory and a thoughtfully designed kitchen, this home is perfect for relaxation and entertaining. Upstairs, four large bedrooms cater to your evolving needs, while the private driveway, single garage, and a vast rear garden with artificial turf add practicality and tranquility to your lifestyle.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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LOCATION

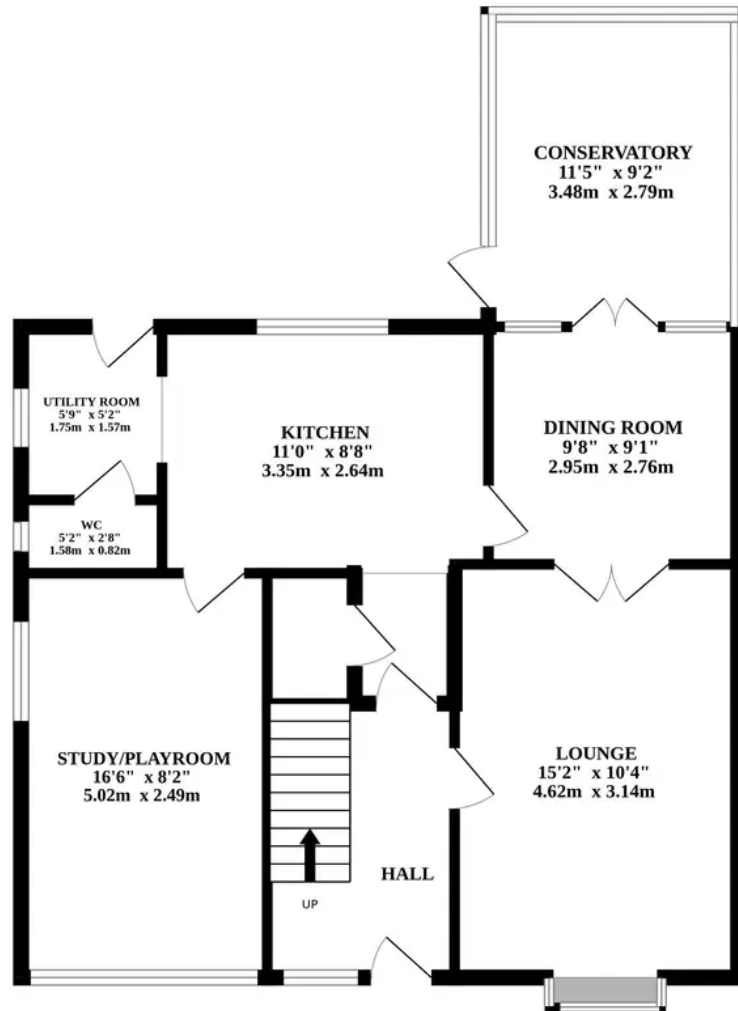
Nestled in the location of Cardinal Close, this property offers the perfect blend of peaceful living with easy access to essential amenities and transport links. Situated just off the A47, you'll enjoy quick and convenient access to both Dereham and Norwich, making your daily commute or leisurely trips a breeze. Longwater Retail Park, located nearby, boasts popular stores such as Sainsbury's and Aldi, providing convenient shopping options. Moreover, with excellent road connections, you're just a short drive away from Norwich city centre, where you can explore a wide range of entertainment, dining and cultural experiences. This location offers the best of both worlds, making it an ideal place to call home.

THE PROPERTY

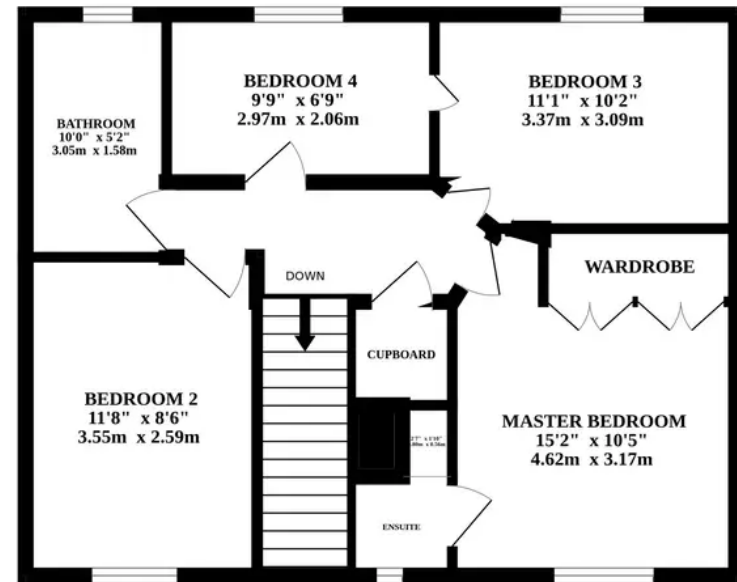
Upon entry, you will be greeted by a well-proportioned ground floor layout that seamlessly combines functionality and style. The property encompasses a convenient WC, a family bathroom,



GROUND FLOOR



1ST FLOOR



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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