



10 Keswick Close
Cringleford, Norwich, NR4 6UW

BROWN & CO



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A detached family house in prime location on the south-western perimeter of Norwich, within striking distance of local shopping and transport facilities. Four bedrooms, suitable reception rooms. Pleasant Garden. Garage.

GUIDE PRICE £550,000



DESCRIPTION

This detached house dates back to the 1950's and has not come to the market in over 60 years. It is offered for sale occupying a good plot of land in a popular residential area within easy reach of Norwich.

The property is constructed of brick with a pitched main roof and the accommodation is well arranged on two floors, approached at the front via an entrance hall leading to the ground floor rooms including the main sitting room, kitchen and cloakroom. The garage is approached via the kitchen and the conservatory is approached from the sitting room.

The first floor rooms work extremely well and there is plenty of space, with four bedrooms and bathroom and en-suite facilities.

Outside, the grounds are more than adequate for a property of this size and type, with a small front garden having hardstanding for at least two vehicles. There is a single garage which could be incorporated into the house and has access to the rear garden.

The rear garden is mainly laid to lawn with flower borders.

The property will be of great interest to a wide variety of buyers including those people who want to create a family house that has not been altered for many years. There is scope to extend the property at the rear, subject to the necessary planning consent being forthcoming, and the existing arrangement of rooms could be altered as well. This is an excellent opportunity to acquire a family home in a popular residential area.

LOCATION

Keswick Close is situated in Cringleford on the south-western perimeter of the city, within walking distance of Cringleford and local shopping facilities and easy access to the main A11 trunk road and Norwich southern bypass and easy access to Newmarket Road. There is a good bus service in the area.

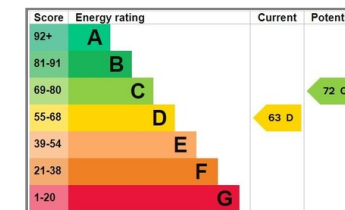
DIRECTIONS

Proceed out of Norwich on the Newmarket Road and at the slip road bear left towards Eaton Village. Turn left into Intwood Road and continue to the T-junction. Turn left into Keswick Road and then first left into Keswick Close. The property will be seen on the right hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



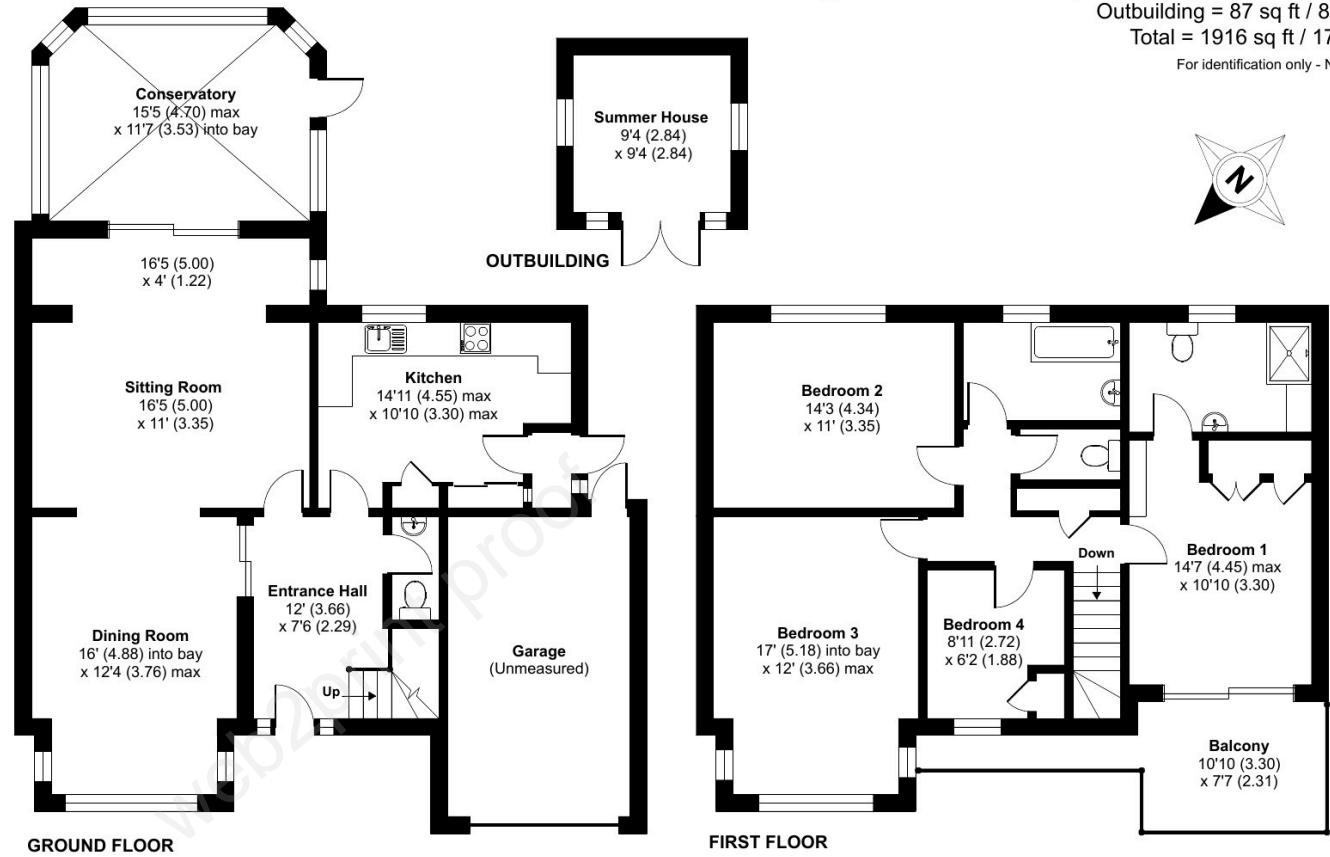




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Approximate Area = 1829 sq ft / 169.9 sq m (excludes garage)
 Outbuilding = 87 sq ft / 8.1 sq m
 Total = 1916 sq ft / 178 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1104030

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