



£430,000
Offers In Excess Of

4 Bedrooms
3 Reception Rooms
2 Bathrooms

Oxcroft, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This spacious detached home boasts four bedrooms with ensuite. There are three reception rooms, low maintenance gardens and lots of parking. The property is presented in a neutral fashion throughout and we urgent early viewing to avoid disappointment.

ENTRANCE HALL

With ample space for coats and shoes.

GROUND FLOOR CLOAKROOM

With WC and wash basin.

DINING ROOM

With picture window to the front, a spacious room with plenty of space for a large table and further furniture, under stairs storage cupboard.

KITCHEN

The kitchen a selection of white units with complementing ceramic splashbacks and surrounds. There is a gas hob with dual electric oven, plumbing for washing machine and space dishwasher. There is a peninsula breakfast bar, further glazed storage and a cupboard concealing the gas fired boiler. The kitchen enjoying views overlooking the rear gardens.

SNUG

An ideal space to enjoy a book with views overlooking the rear gardens, open to the main reception room.

LOUNGE

a well-proportioned room flooded with light from the bay window to the front. There is a focal point fireplace and return door from the hallway.

First floor

LANDING

MAIN BEDROOM

A significant double bedroom with dressing area with dual wardrobes and views overlooking the front gardens.



ENSUITE

Suite comprising shower cubicle, WC and wash basin, all with complimenting, splashbacks and surrounds.

BEDROOM

A good size double bedroom with view to the front.

BEDROOM

A large single bedroom with view to the rear.

BATHROOM

Suite comprising panel bath, WC and wash basin all with complimenting splashbacks.

BEDROOM

a double bedroom with views overlooking the rear garden.

OUTSIDE

to the front of the property is a low maintenance driveway and shingled area. There are mature borders and hedging offering ample parking space as well as room for a small table enjoying morning Sun.

The rear gardens are of a low maintenance nature with patio area and pathways giving access to 3 timber storage sheds. There are raised borders the rear gardens enjoying the afternoon sun with a Westerly aspect.

EPC Rating:

D

Council Tax:

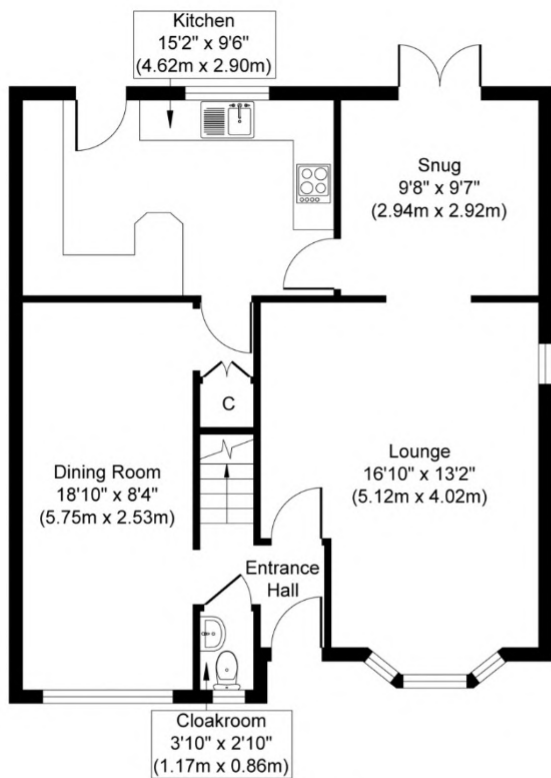
Band D

Local Authority:

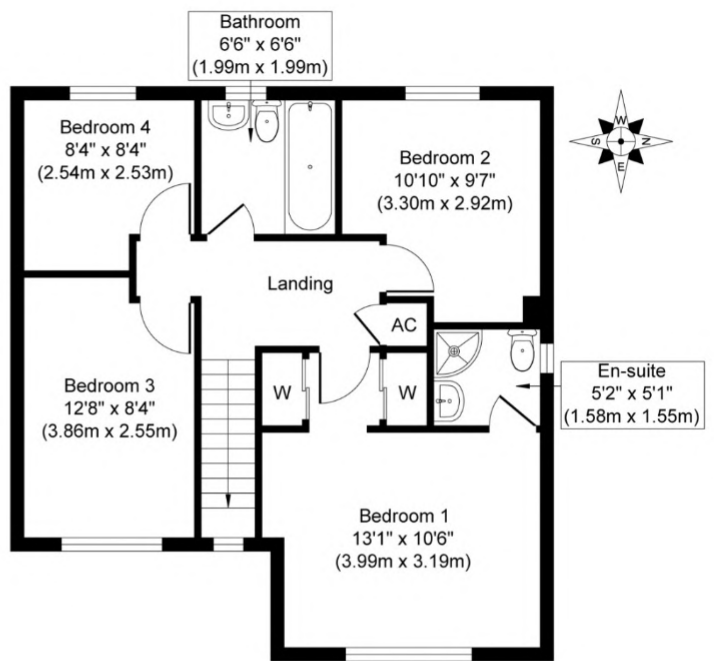
Tenure:

Freehold





Ground Floor
Approximate Floor Area
699 sq. ft
(64.96 sq. m)



First Floor
Approximate Floor Area
602 sq. ft
(55.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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