



Highfields Mill Croft Close, Norwich - NR5 0RU

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Highfields Mill Croft Close

Norwich

Situated in a QUIET CUL-DE-SAC, this DETACHED HOME occupies a CORNER PLOT and has been decorated recently to create a well presented space throughout, while also having upgraded electrics and a new fuseboard fitted, NEW CENTRAL HEATING BOILER and kitchen fitted in 2021. The ground floor offers a welcoming DUAL ASPECT SITTING/DINING ROOM which leads directly into a uPVC double glazed CONSERVATORY, newly fitted KITCHEN and W.C. The first floor landing gives way to THREE BEDROOMS with the smaller currently serving as a home office - all served by a THREE PIECE FAMILY BATHROOM. Externally, a fully enclosed and PRIVATE rear garden is mostly laid to lawn with timber access gate to the OFF ROAD PARKING and GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- Situated in a Quiet Close
- 17' Dual Aspect Sitting Room
- Updated Kitchen
- Three Bedrooms
- Conservatory & Ground Floor W.C
- Private & Fully Enclosed Rear Garden
- Off Road Parking & Garage

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

The property can be found occupying a corner plot at the end of this popular cul-de-sac with a shingle frontage bordering the outside of the front and side of the property. An Iron gate separates the front from the rear garden with a pathway connecting the two whilst an additional parking space to the left can also be utilized next to the property.



Travelling beyond the property and turning right around the corner, you will follow the exterior of the garden wall to be met with the off road parking space in front of the garage with a timber gate into the rear garden.

THE GRAND TOUR

As you step inside you are first met with a generously sized central hallway space with wood effect flooring laid underfoot and wall mounted radiator. The handy WC can be found immediately to your left, again with wood effect flooring underfoot and a front facing frosted glass double glazed window. Towards the end of the hallway is the newly fitted kitchen space with rolled edge work surfaces set around a range of high gloss wall and base mounted storage units with space for multiple appliances including an oven and hob with fitted extraction above, tall freestanding fridge/freezer with plumbing for a washing machine and dishwasher in front of the window with views over the rear garden. A well proportioned sitting/dining room comes to the left of the hallway with continued wood effect flooring laid underfoot. This room has been carefully redecorated by the current owner with a dual aspect allowing natural light to pour into every corner of the space. Initially, a sitting room area can be found at the front of the property whilst the rear offers space for a formal dining table which currently houses a home office setup. Through the uPVC double glazed French doors you will find a double glazed conservatory with tiled flooring and providing access into the rear garden via a second set of French doors. The central landing on the first floor grants access to all three bedrooms as well as the three piece family bathroom with electric shower mounted over the bath, tiled surround, wall mounted heated towel rail, vanity storage and additional built in storage cupboard. The smaller of the bedrooms sits adjacent. currently used as a home office, this space has carpeted flooring and radiator. The first of the double bedrooms also occupies a front facing aspect with wood effect flooring laid underfoot and radiator below the window.

This floor space allows for a double bed and additional storage solutions whilst the larger of the bedrooms sits towards the very rear of the home with views over the rear garden and parking with carpeted flooring, built in storage cupboard and ample space for additional storage units.

FIND US

Postcode : NT5 0RU

What3Words : ///imply.penned.lipstick

VIRTUAL TOUR

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







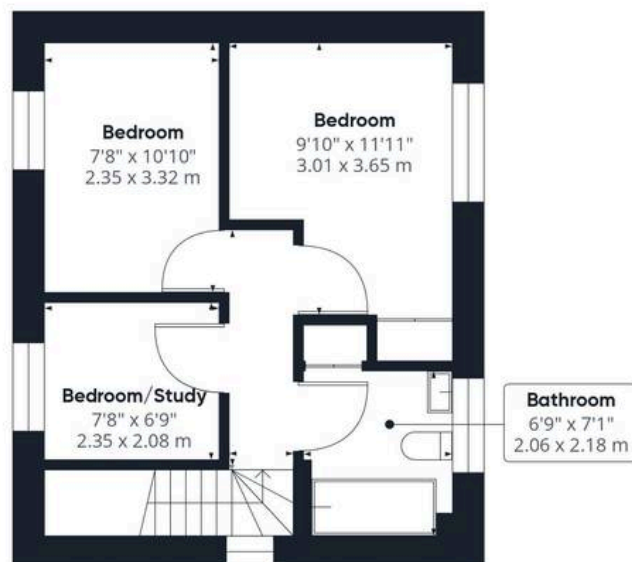
THE GREAT OUTDOORS

Exiting through the conservatory, you are first met with a smaller flagstone patio seating area with pathway leading directly towards the rear access gate and parking, whilst the rest of the garden is predominantly laid to lawn with a tall brick wall enclosing the space giving privacy at every turn.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

858.21 ft²

79.73 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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