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Ireton Close,
Norwich, Norfolk

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MUSKER
McINTYRE
ESTATE AGENTS

We are pleased to offer CHAIN FREE this spacious, modern DETACHED HOME in a SOUGHT AFTER LOCATION. Benefitting from three bedrooms, a spacious reception room, kitchen/breakfast room, utility room, enclosed rear garden, garage and off road parking. Well maintained and exceptionally presented by the current owners, this property would make an excellent family home.

Accommodation comprises briefly:

- Entrance Lobby
- Spacious Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Two Double Bedrooms
- Single Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Off Road Parking



Property

The front door opens to the lobby with a door opening into the spacious, yet cosy sitting room featuring a gas fireplace with stone hearth as the main focal point. A window to the front aspect allows light to flood into the room and stairs lead to the first floor. To the rear of the property is the fantastic kitchen/breakfast room updated to a high specification by the current owners. This room benefits from a kitchen island/dining table with Quartz surfaces, housing the ceramic hob and with space for four dining chairs under, sleek navy wall and base units with Led lighting to the bottom of the units, Quartz worktops, built in fan assisted oven, integrated fridge/freezer and dishwasher, Butler style ceramic sink and drainer, marble tiled floor and two good sized windows enjoying views of the rear garden. A door leads into the utility room with worktop space housing a stainless steel sink and drainer with space for washing machine under and door giving access to the rear garden. The cloakroom comprises a hand wash basin and WC. On the first floor are the master bedroom, a good size double with built-in wardrobe and a window to the front aspect, the single bedroom also to the front aspect and a further double bedroom with built-in cupboard and views over the rear garden. The bathroom comprises a bath with shower over, WC and a hand wash basin all well appointed and fully tiled. The property benefits from SUDG windows throughout and white wooden Venetian blinds in the primary ground floor rooms and two bedrooms.



Outside

The property is approached via the driveway leading to the single garage and front entrance. The well maintained front garden is mainly laid to lawn with a side gate giving access to the rear garden. The rear garden, accessed from the utility room is mainly laid to lawn with a variety of mature plants, trees and shrubs bordering. There is a patio area ideal for outdoor dining and entertaining. The garden is fully fenced making it secure for small pets and children.

Location

The property can be found within the popular suburb of Thorpe St Andrew to the east of Norwich. The modern estate is well served with a selection of amenities including schooling for all ages, shops (including Sainsburys superstore) and highly rated pubs and restaurants. There are excellent public transport links to and from Norwich City centre and easy access to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water. All mains services connected.

Energy Rating: D

Local Authority:

Broadland District Council

Tax Band: D

Postcode: NR7 0TW

What3Words: ///orchestra.memo.cone

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

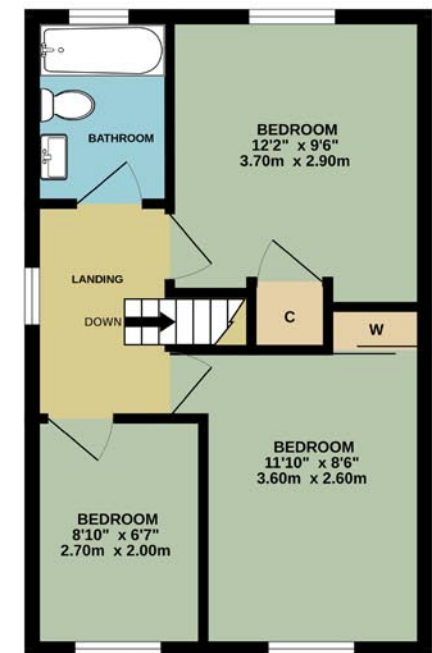
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £310,000

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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