Arnolds Keys









Park Close | Barford | NR9 4GA

VENDORS HAVE FOUND Situated within a clu-de-sac in the sought after village of Barford is this three bedroom detached family home. Offered in immaculate condition throughout the property benefits from a recently fitted kitchen, dining room, conservatory with under floor heating, sitting room with log burner and three bedrooms and bathroom to the first floor. There is a fully enclosed garden, garage and ample off street parking. Early viewing is highly recommended.

arnoldskeys.com | 01603 620551

Guide Price £315,000

- VENDORS HAVE FOUND A PROPERTY
- SOUGHT AFTER LOCATION
- GAR AGE
- CONSERVATORY
- CLOSE TO LOCAL
 SCHOOLS
- EPC RATING



Property Description

ENTRANCE HALL

Stairs to first floor landing, doors to ground floor rooms, tiled floor.

KITCHEN

13' 08" x 7' 10" (4.17m x 2.39m) This recently fitted kitchen comprises matching wall and base units, built in John Lewis electric oven, induction hob and extractor above. Space for fridge freezer, space and plumbing for washing machine or dishwasher. Window to the rear and door to side.

DINING ROOM

11' 05" x 9' 06" (3.48m x 2.9m) Tiled flooring, doors into conservatory.

CONSERVATORY

9' 09" x 8' 05" (2.97m x 2.57m) Upvc and brick constructed, under floor heating, tiled floor, doors to rear garden.









SITTING ROOM

14' 02" x 11' 07" ($4.32m \times 3.53m$) Window to the front aspect, open fire with fitted log burner, Karndean flooring.

CLOAKROOM

Window to the front, w/c, wash basin and tiled floor.

STAIRS TO FIRST FLOOR

Doors to all first floor rooms, loft access, storage cupboard and airing cupboard.

MASTER BEDROOM

11' 08" x 9' 05" (3.56m x 2.87m) Window to rear aspect, door to en-suite.

ENSUITE

7' 09" x 4' 05" (2.36m x 1.35m) Recently fitted suite comprising walk in shower, w/c and wash basin, heated towel rail, window to rear.

BEDROOM TWO

12' 05" x 11' 05" (3.78m x 3.48m) Window to the front aspect.

BEDROOM THREE

11' 09" x 6' 02" (3.58m x 1.88m) Window to the front aspect.

FAMILY BATHROOM

7' 11" x 5' 08" (2.41m x 1.73m) Suite comprises bath with overhead shower, w/c, wash basin and window to the rear.

OUTSIDE

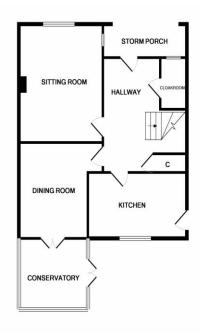
To the rear of the property you find a fully enclosed garden laid mainly to lawn with a patio area off the conservatory, access to the garage via side door and access to the driveway. The garage is three quarter partitioned and has plumbing facilities for a shower, tiled floor and under floor heating with hot and cold water facilities with storage space into the other part. To the front of the property you find a shingled driveway with ample parking and access to the garage.

VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551









TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.4 SQ.M.) empt has been made to ensure the accuracy of the floor plan contained here, mea way, crosms and any other items are approximate and no responsibility is taken from its-statement. This plan is for illustrative purposes only and should be used as such assert. The services, systems and applicances shown have not been tested and no as to their operability or efficiency; can be given Made with Metropy. 60017

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements