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Airedale Close . Norwich . NR3 2DB
£220,000

THREE BEDROOM SEMI DETACHED HOUSE IN A SOUGHT AFTER 'OUTER CITY' LOCATION.

Arnolds Keys are proud to present this well positioned three bedroom semi-detached house in a corner cul-de-sac location just north of Norwich City Centre. Upstairs offers two double bedrooms, a third single bedroom, family bathroom and plenty of space for storage. Downstairs comprises a W/C off the entrance hall, a generously spaced living room, a spacious kitchen/diner, with patio doors leading to the well proportioned enclosed rear garden mainly laid to lawn. The garden also comprises mature plants in addition to two paved areas and a large garden shed for storage. The front of the property has parking for two vehicles in an adjacent driveway with an entrance to both the rear and front of the property.

The area is within the catchment of a number of schools rated by Ofsted as Good and Excellent. The NR3 postcode allows for easy access into the City with excellent roads in addition to good bus routes and cycle paths. There are a number of green areas/parks within walking distance and access to shops is also readily available.

This property will prove an attractive proposition to any first time buyer, family home hunter or budding investor

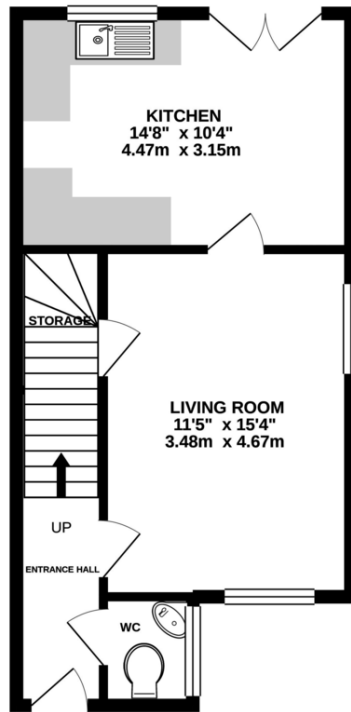
Viewings are essential to appreciate the accommodation on offer.



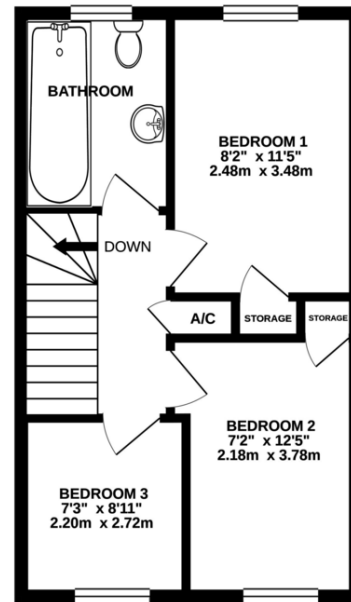
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GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



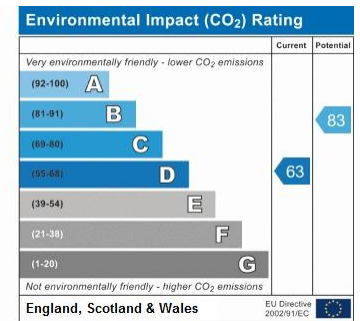
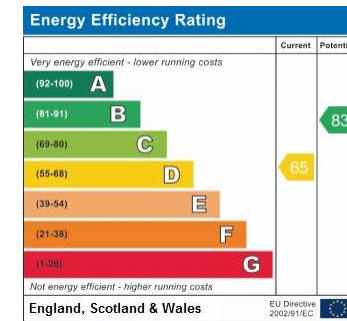
1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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