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9, Chapel Road . Paston . NR28 9TD

Guide £240,000

GREAT POTENTIAL TO EXTEND

An Ex-Local Authority semi detached house, sits back off the road in the quiet village of Paston. The property is approached by a driveway with parking for 3-4 cars, caravan or motorhome. Entrance hallway with wood laminate flooring and door into the sitting room. Large sitting room with window to the front, open fireplace, new carpets, door leading up to the first floor accommodation. Opening from the sitting room into the open plan kitchen /dining room with a range of light ash wood base and drawer units, integral fridge/freezer, space for washing machine and tumble dryer, dishwasher and range cooker, window to the side, roof lantern light and from the kitchen French doors leading into the garden onto the decked area. Off the kitchen leads to a ground floor bathroom, shower over the bath, wash hand basin and WC, extensively tiled walls and floor. The accommodation on the first floor offers landing with doors to all three bedrooms and a further shower room, separate shower cubicle, WC and wash hand basin.

Outside there is a large, enclosed garden to the side and rear, garden shed, decked seating area.

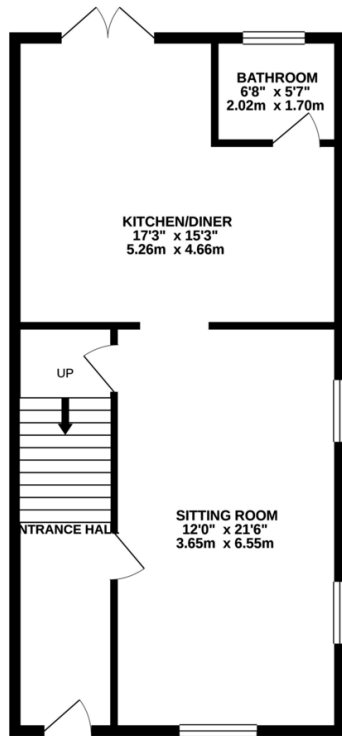
N.B: This property does have the occupancy 157 restriction where you have to have lived and worked in Norfolk for the past three years.



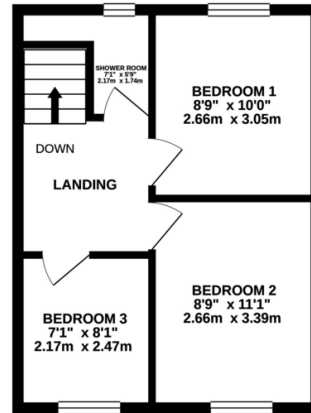
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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

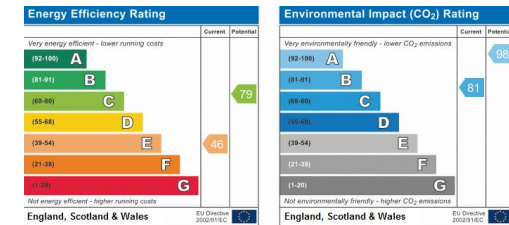


1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 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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